

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** Wallingford / Area 9 and Phinney Ridge / Area 42

**Previous Physical Inspection:** 2001 and 2002

**Sales - Improved Summary:**

Number of Sales: 867

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$155,600	\$185,300	\$340,900	\$367,000	92.9%	12.22%
<b>2004 Value</b>	\$164,400	\$196,800	\$361,200	\$367,000	98.4%	12.05%
<b>Change</b>	+\$8,800	+\$11,500	+\$20,300		+5.5%	-0.17%
<b>% Change</b>	+5.7%	+6.2%	+6.0%		+5.9%	-1.39%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.17% and -1.39% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2003 Value</b>	\$161,600	\$186,100	\$347,700
<b>2004 Value</b>	\$170,800	\$198,700	\$369,500
<b>Percent Change</b>	+5.7%	+6.8%	+6.3%

Number of one to three unit residences in the Population: 7896

**Summary of Findings:** A statistical analysis was conducted using the Kruskal – Wallis or Mann-Whitney U test as appropriate; to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade, condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with higher quality homes (grade 9 or greater) needed no adjustment. Properties impacted by traffic needed less upward adjustment than other properties in the area. Parcels located in Area 9 having above grade living area less than 1200 square feet needed less upward adjustment than other properties in the area. Properties with lot sizes greater than 5999 square feet were assessed at a lower assessment ratio (assessed value/sale price) than other properties and needed a greater upward adjustment.

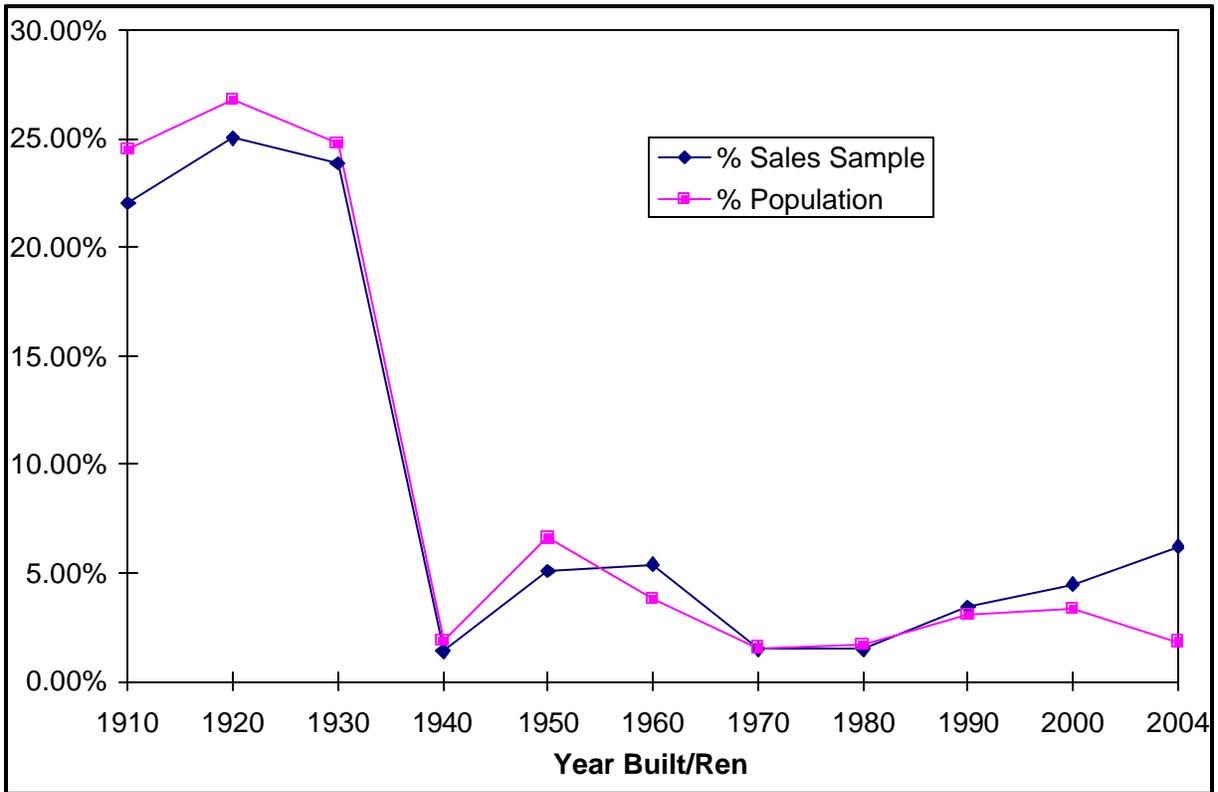
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	191	22.03%
1920	217	25.03%
1930	207	23.88%
1940	12	1.38%
1950	44	5.07%
1960	47	5.42%
1970	13	1.50%
1980	13	1.50%
1990	30	3.46%
2000	39	4.50%
2004	54	6.23%
	867	

Population		
Year Built/Ren	Frequency	% Population
1910	1936	24.52%
1920	2117	26.81%
1930	1958	24.80%
1940	148	1.87%
1950	523	6.62%
1960	302	3.82%
1970	123	1.56%
1980	135	1.71%
1990	243	3.08%
2000	265	3.36%
2004	146	1.85%
	7896	

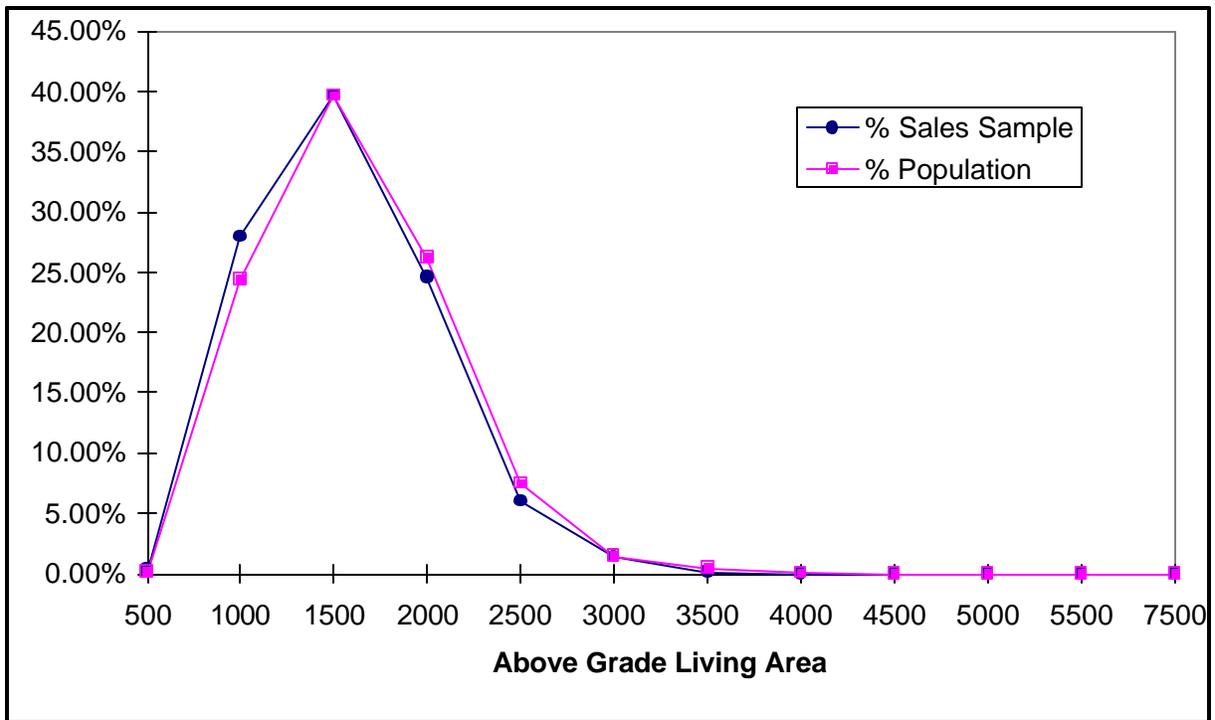


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

**Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	3	0.35%
1000	242	27.91%
1500	344	39.68%
2000	213	24.57%
2500	52	6.00%
3000	12	1.38%
3500	1	0.12%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	<b>867</b>	

<b>Population</b>		
AGLA	Frequency	% Population
500	14	0.18%
1000	1924	24.37%
1500	3133	39.68%
2000	2070	26.22%
2500	591	7.48%
3000	116	1.47%
3500	38	0.48%
4000	9	0.11%
4500	0	0.00%
5000	1	0.01%
5500	0	0.00%
7500	0	0.00%
	<b>7896</b>	

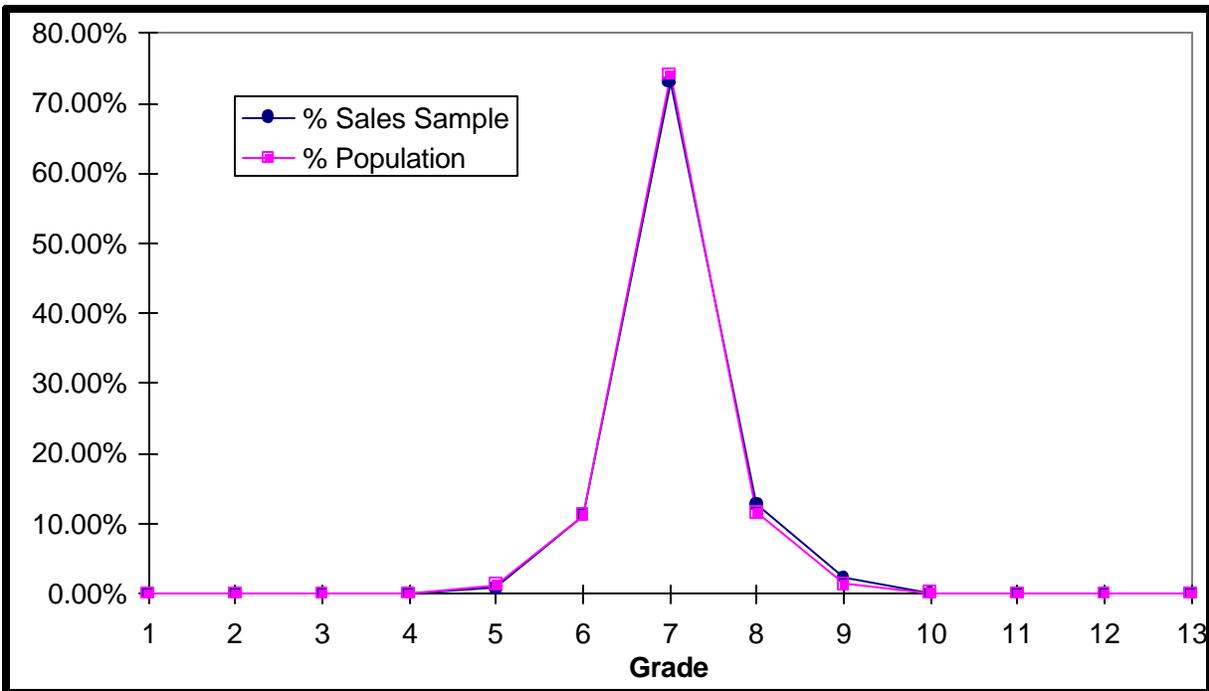


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

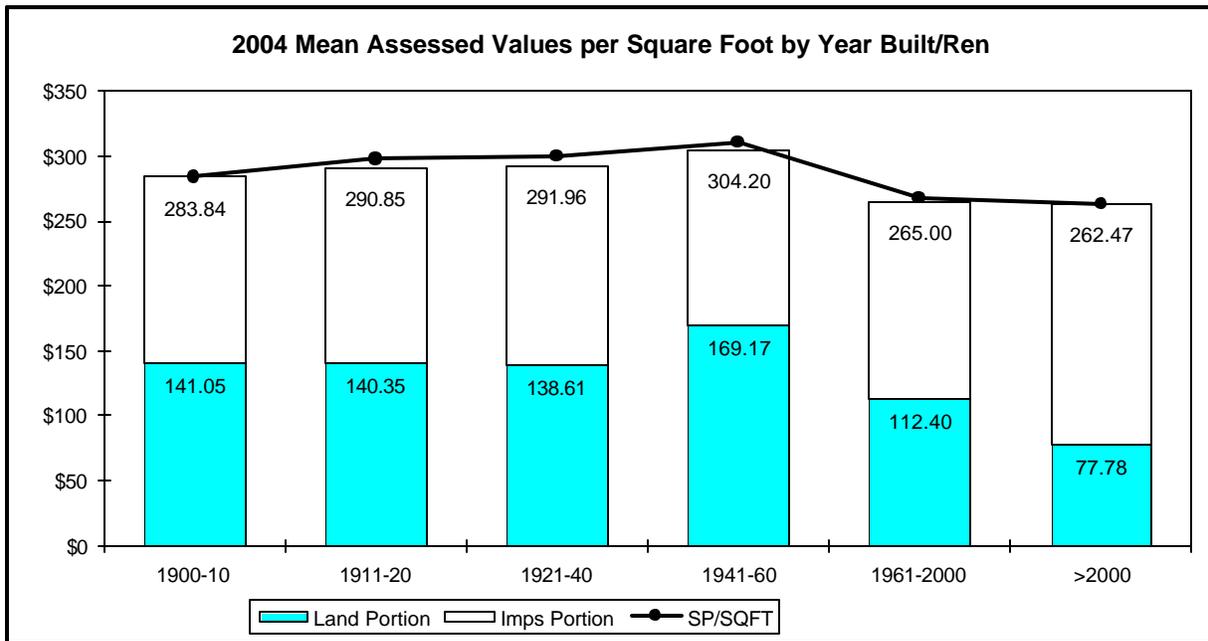
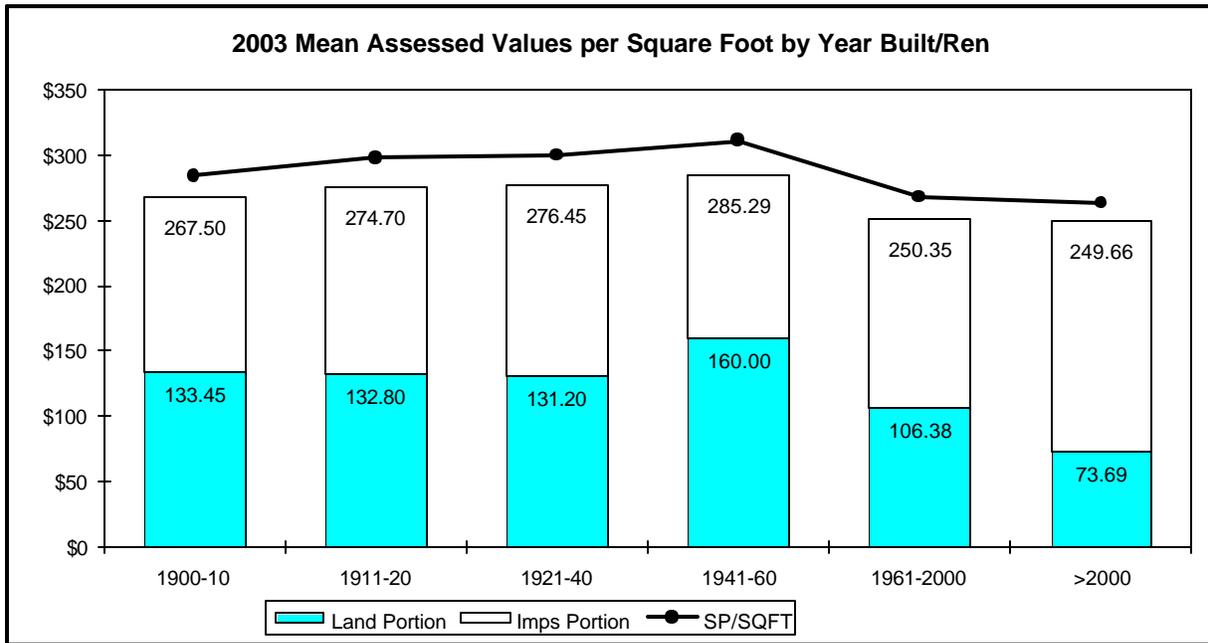
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	7	0.81%
6	97	11.19%
7	633	73.01%
8	110	12.69%
9	20	2.31%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	867	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	101	1.28%
6	889	11.26%
7	5858	74.19%
8	917	11.61%
9	112	1.42%
10	15	0.19%
11	1	0.01%
12	1	0.01%
13	0	0.00%
	7896	



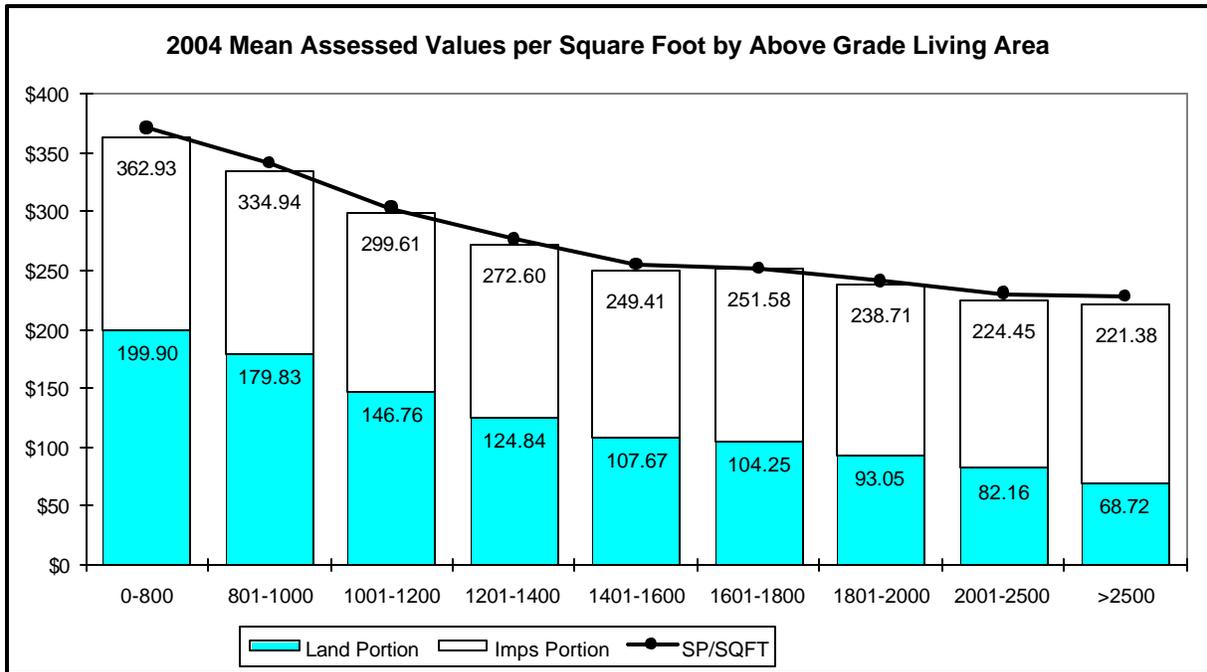
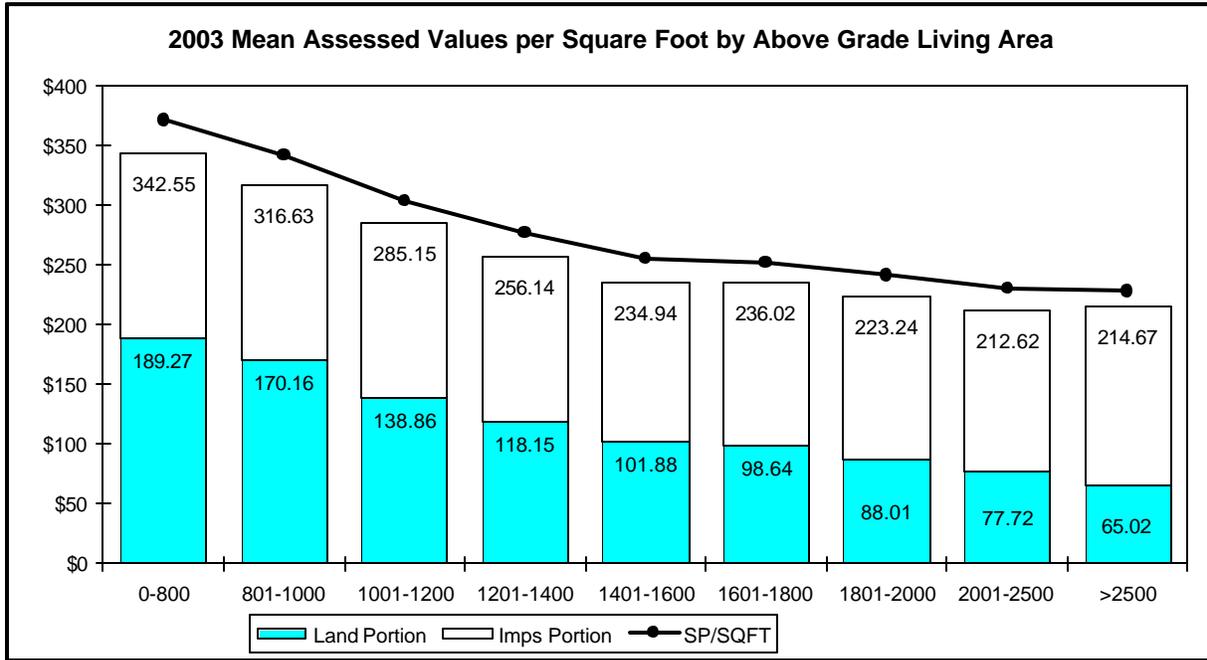
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2003 and 2004 Per Square Foot Values By Year Built or Year Renovated



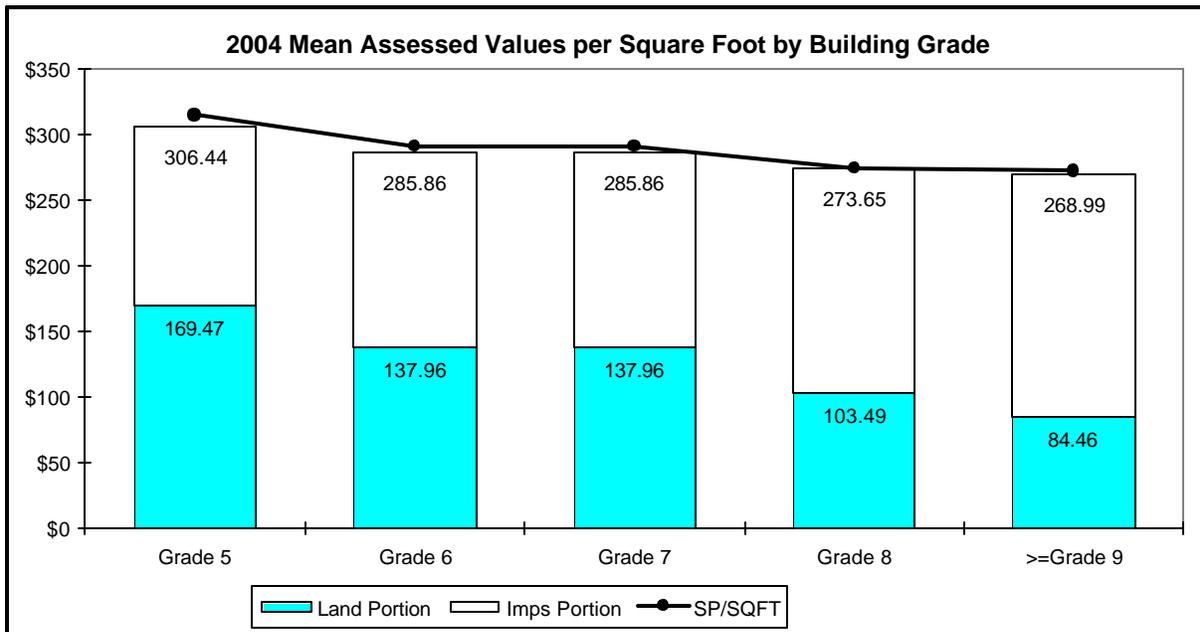
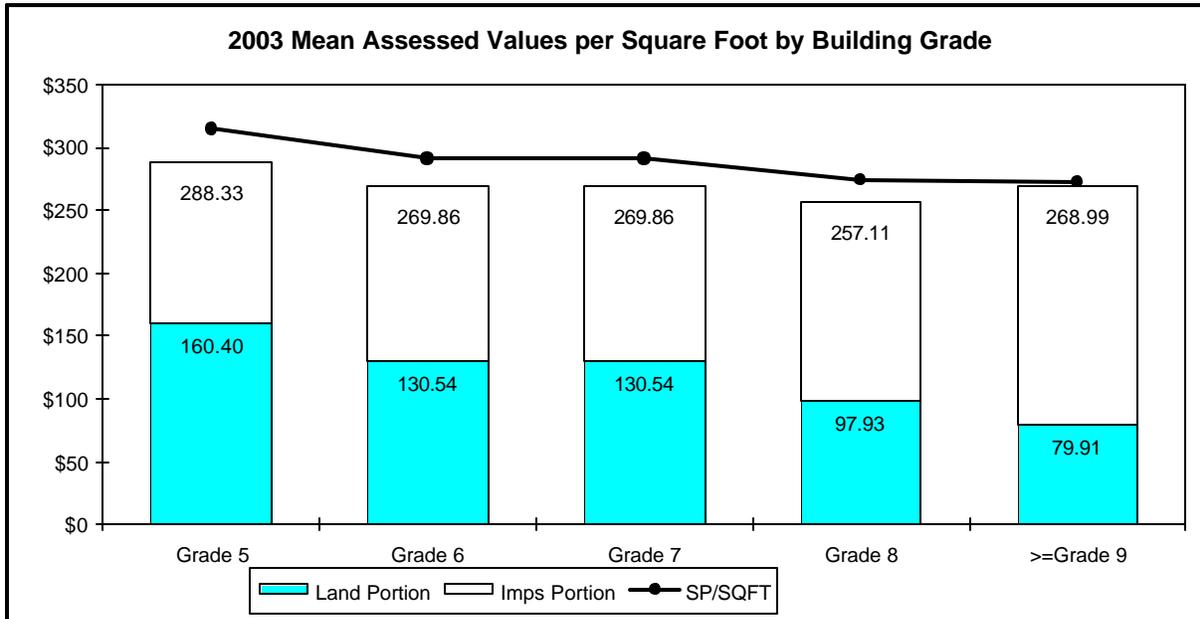
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2003 and 2004 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2003 and 2004 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Annual Update Process

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

Commercially zoned parcels

Vacant parcels

Mobile home parcels

Multi-parcel or multi-building sales

New construction where less than a 100% complete house was assessed for 2003

Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling

Parcels with improvements value, but no building characteristics

Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. The formula is:

**2004 Land Value = 2003 Land Value x 1.06, with the result rounded down to the next \$1,000.**

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 867 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with higher quality homes (grade 9 or greater) needed no adjustment. Properties impacted by traffic needed less upward adjustment than other properties in the area. Parcels located in Area 9 having above grade living area less than 1200 square feet needed less upward adjustment than other properties in the area. Properties with lot sizes greater than 5999 square feet were assessed at a lower assessment ratio (assessed value/sale price) than other properties and needed a greater upward adjustment.

The derived adjustment formula is:

**2004 Total Value = 2003 Total Value / (.9347185) + (0.03025771 for properties located in Area 9 and having above grade living area less than 1200 square feet) + (-0.03749751 for properties having lots with more than 5999 square feet) + (0.03282144 for properties with traffic coded)**

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- \* If a property has a house with a grade greater than 8, there is no change from previous total value ((Previous Total Value \* 1.00) – (2004 Land Value) = New Improvement Value).
  - \* If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value (Previous Total Value \* 1.06 - 2004 Land Value = new Building Value)
  - \* If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \* If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value \* 1.06 - 2004 Land Value = new Building Value).
  - \* If vacant parcels (no improvement value) only the land adjustment applies.
  - \* If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 or Previous Improvement value \* 1.00)
  - \* If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \* If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \* If an improvement is coded “% net condition”, there is no change from previous improvement value (only the land adjustment applies).
  - \* If residential properties exist on commercially zoned land, apply the model.

### ***Mobile Home Update***

There were mobile homes in this area.

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Areas 9 and 42 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

**Overall (if no other adjustments apply)**

6.98%

<b>Lot Size &gt; 5999 square feet</b>	<b>Yes</b>
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% Adjustment	4.47%
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<b>Has Traffic</b>	<b>Yes</b>
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% Adjustment	-3.63%
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<b>Above Grade Living Area &lt; 1200 in Area 9</b>	<b>Yes</b>
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% Adjustment	-3.35%
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**Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

Properties with grade 9 or better houses receive no change in total value. In the population of 1 to 3 family parcels there are 129 parcels of which 20 sold.

Properties in either area and not affected by a downward adjustment with a lot size greater than 5999 square feet would *approximately* receive a 11.45% upward adjustment (6.98% + 4.47%). In the population of 1 to 3 family parcels there are 618 parcels of which 39 have sold.

66% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

## Areas 9 & 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	7	0.866	0.903	4.2%	0.792	1.013
6	97	0.921	0.981	6.4%	0.955	1.006
7	633	0.926	0.983	6.1%	0.974	0.992
8	110	0.931	0.993	6.6%	0.968	1.018
9	20	0.990	0.990	0.0%	0.941	1.039
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	191	0.937	0.995	6.2%	0.978	1.013
1911-1920	217	0.924	0.980	6.1%	0.963	0.997
1921-1940	219	0.921	0.974	5.8%	0.959	0.989
1941-1960	91	0.919	0.981	6.7%	0.957	1.005
1961-2000	95	0.940	0.994	5.7%	0.970	1.018
>2000	54	0.945	0.990	4.7%	0.958	1.021
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	14	0.944	0.999	5.8%	0.917	1.080
Average	404	0.941	0.993	5.5%	0.981	1.005
Good	358	0.920	0.978	6.3%	0.966	0.990
Very Good	91	0.908	0.967	6.5%	0.941	0.994
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	402	0.932	0.986	5.7%	0.974	0.997
1.5	299	0.922	0.980	6.3%	0.966	0.993
2	148	0.932	0.987	6.0%	0.966	1.008
>2	18	0.959	1.001	4.4%	0.945	1.057

## Areas 9 & 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
<801	67	0.925	0.981	6.0%	0.952	1.010
801-1000	178	0.927	0.981	5.8%	0.963	0.999
1001-1200	161	0.940	0.988	5.1%	0.971	1.006
1201-1400	138	0.926	0.985	6.4%	0.967	1.004
1401-1600	100	0.919	0.976	6.2%	0.952	0.999
1601-1800	101	0.936	0.997	6.6%	0.970	1.025
1801-2000	57	0.925	0.989	6.9%	0.958	1.020
2001-2500	52	0.921	0.972	5.5%	0.933	1.010
>2501	13	0.940	0.971	3.3%	0.971	0.971
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	699	0.930	0.985	6.0%	0.976	0.994
Yes	168	0.927	0.981	5.9%	0.963	0.999
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
No	867	0.929	0.984	5.9%	0.976	0.992
Yes	0	0	0	0	0	0
Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
9	310	0.932	0.982	5.3%	0.968	0.995
42	557	0.927	0.986	6.3%	0.976	0.996
Area 9	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
Area 9 Sub 8	182	0.938	0.986	5.1%	0.967	1.005
Area 9 Sub 9	128	0.923	0.976	5.7%	0.957	0.994
Area 42	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L.	2004 Upper 95% C.L.
Area 42 Sub 3	133	0.933	0.994	6.5%	0.972	1.015
Area 42 Sub 8	231	0.916	0.974	6.3%	0.960	0.989
Area 42 Sub 11	193	0.934	0.992	6.2%	0.974	1.009

## Areas 9 & 42 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

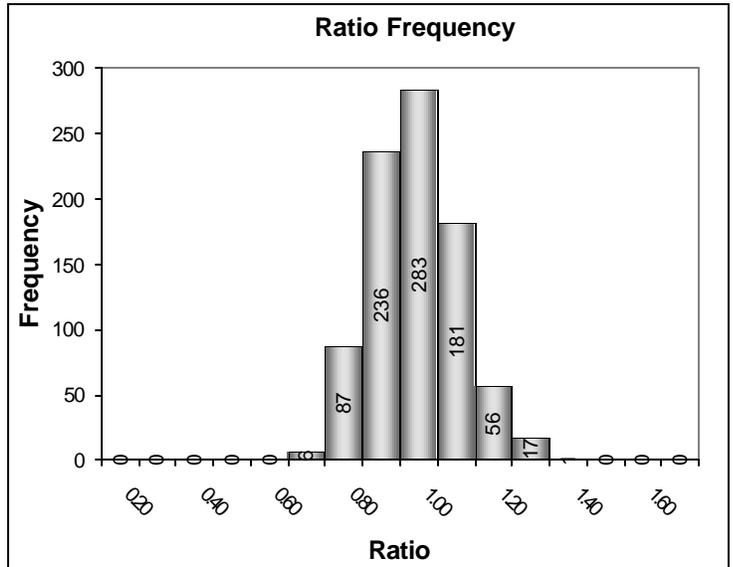
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	112	0.945	0.997	5.5%	0.978	1.017
3000-3999	282	0.931	0.983	5.6%	0.968	0.997
4000-4999	294	0.934	0.986	5.6%	0.971	1.000
5000-5999	123	0.920	0.974	5.9%	0.953	0.996
6000-6999	39	0.891	0.979	9.8%	0.941	1.016
>=7000	17	0.899	0.993	10.5%	0.932	1.054
Traffic	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	732	0.924	0.984	6.4%	0.975	0.993
Yes	135	0.956	0.987	3.2%	0.967	1.006
Above Grade Living Area < 1200 Sq Ft in Area 9	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	752	0.925	0.984	6.3%	0.975	0.992
Yes	115	0.957	0.988	3.2%	0.966	1.010

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 3/25/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Area 9 Wallingford & Area 42 Phinney Ridge	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	867
<i>Mean Assessed Value</i>	340,900
<i>Mean Sales Price</i>	367,000
<i>Standard Deviation AV</i>	83,254
<i>Standard Deviation SP</i>	99,347
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.941
<i>Median Ratio</i>	0.938
<i>Weighted Mean Ratio</i>	0.929
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.661
<i>Highest ratio:</i>	1.302
<i>Coefficient of Dispersion</i>	9.83%
<i>Standard Deviation</i>	0.115
<i>Coefficient of Variation</i>	12.22%
<i>Price Related Differential (PRD)</i>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.927
<i>Upper limit</i>	0.946
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.934
<i>Upper limit</i>	0.949
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	7896
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.115
<b>Recommended minimum:</b>	21
<i>Actual sample size:</i>	867
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	444
<i># ratios above mean:</i>	423
<i>z:</i>	0.713
<b>Conclusion:</b>	Normal*
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

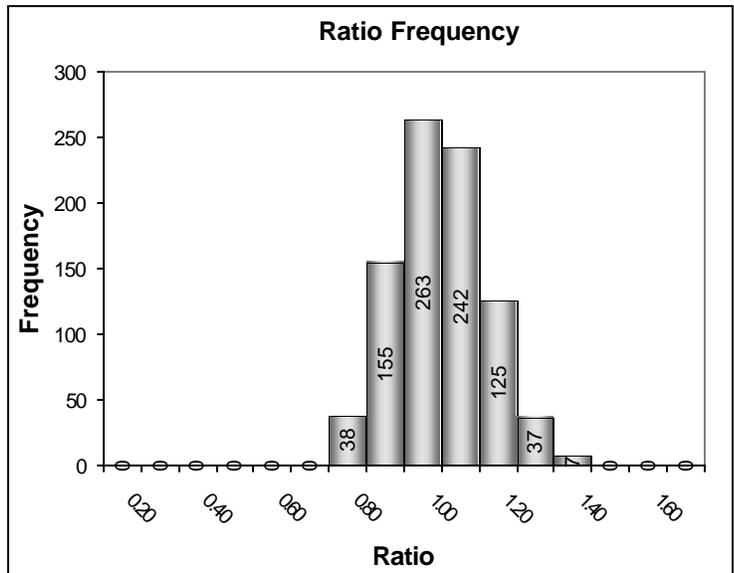
1 to 3 Unit Residences throughout areas 9 & 42

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team 1	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 3/25/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> Area 9 Wallingford & Area 42 Phinney Ridge	<b>Appr ID:</b> JSAN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	867
<b>Mean Assessed Value</b>	361,200
<b>Mean Sales Price</b>	367,000
<b>Standard Deviation AV</b>	87,615
<b>Standard Deviation SP</b>	99,347
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.997
<b>Median Ratio</b>	0.990
<b>Weighted Mean Ratio</b>	0.984
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.705
<b>Highest ratio:</b>	1.391
<b>Coefficient of Dispersion</b>	9.72%
<b>Standard Deviation</b>	0.120
<b>Coefficient of Variation</b>	12.05%
<b>Price Related Differential (PRD)</b>	1.013
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.981
Upper limit	1.002
<b>95% Confidence: Mean</b>	
Lower limit	0.989
Upper limit	1.005
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	7896
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.120
<b>Recommended minimum:</b>	23
<b>Actual sample size:</b>	867
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	447
# ratios above mean:	420
<b>z:</b>	0.917
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout areas 9 & 42  
Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	881840	0615	2/25/03	\$ 236,000	840	0	6	1910	4	4137	0	0	4611 2ND AV NE
9	8	420690	0950	9/11/03	\$ 309,000	1150	0	6	1900	5	4000	0	0	4060 5TH AV NE
9	8	408330	2165	2/7/03	\$ 299,950	820	0	7	1917	2	2250	0	0	4031 DENSMORE AV N
9	8	408380	1400	3/6/03	\$ 355,000	860	0	7	1910	4	2625	0	0	4708 BURKE AV N
9	8	313120	1815	7/22/02	\$ 225,000	890	0	7	1926	3	3653	1	0	4311 5TH AV NE
9	8	420690	1690	8/14/03	\$ 340,000	900	420	7	1954	3	4000	0	0	4049 1ST AV NE
9	8	051000	1245	8/29/02	\$ 300,000	900	0	7	1918	3	4560	0	0	4529 EASTERN AV N
9	8	783480	0135	11/21/03	\$ 366,000	910	0	7	1910	4	2963	0	0	4631 1ST AV NE
9	8	783480	0040	9/30/02	\$ 285,500	910	0	7	1909	4	2940	0	0	4673 1ST AV NE
9	8	783480	0035	7/7/03	\$ 338,000	920	0	7	1920	4	2940	0	0	4672 EASTERN AV N
9	8	313120	1340	7/14/03	\$ 419,000	940	0	7	1923	3	4200	0	0	308 NE 43RD ST
9	8	313120	1340	10/7/02	\$ 280,000	940	0	7	1923	3	4200	0	0	308 NE 43RD ST
9	8	881840	0655	5/7/02	\$ 340,000	950	100	7	1908	4	4168	0	0	4723 2ND AV NE
9	8	881840	0560	5/23/02	\$ 375,000	960	0	7	1911	4	4080	0	0	4722 2ND AV NE
9	8	420690	0985	1/23/03	\$ 248,000	960	0	7	1926	3	4000	0	0	4032 5TH AV NE
9	8	445230	0205	10/1/02	\$ 285,000	960	0	7	1908	4	3200	0	0	1510 N 40TH ST
9	8	934140	0200	3/18/03	\$ 395,000	970	600	7	1912	3	3120	0	0	1719 N 41ST ST
9	8	313120	1860	10/13/03	\$ 290,000	970	0	7	1918	3	3642	0	0	4402 4TH AV NE
9	8	881840	0500	6/19/02	\$ 310,000	990	0	7	1909	2	4080	0	0	4755 THACKERAY PL NE
9	8	917860	1615	1/3/03	\$ 390,000	990	0	7	1908	4	6273	0	0	4122 EASTERN AV N
9	8	251350	0010	10/4/02	\$ 365,000	990	0	7	1911	4	4000	0	0	4233 INTERLAKE AV N
9	8	408380	1655	3/14/02	\$ 289,000	990	0	7	1924	3	3250	0	0	1814 N 47TH ST
9	8	420690	1600	4/21/03	\$ 358,000	1000	660	7	1968	3	4000	0	0	4026 1ST AV NE
9	8	313120	0835	7/16/03	\$ 277,000	1000	0	7	1928	3	3400	0	0	4210 THACKERAY PL NE
9	8	051000	3495	8/26/03	\$ 379,000	1010	0	7	1923	3	3000	0	0	4323 1ST AV NE
9	8	313120	0105	8/13/02	\$ 380,000	1010	0	7	1922	3	5100	0	0	4217 2ND AV NE
9	8	313120	1105	5/22/03	\$ 327,650	1020	0	7	1909	3	5100	0	0	4408 THACKERAY PL NE
9	8	917860	1120	10/3/03	\$ 425,000	1030	0	7	1921	3	5700	0	0	4118 SUNNYSIDE AV N
9	8	881890	0310	11/5/03	\$ 345,000	1030	0	7	1901	3	4760	0	0	4748 4TH AV NE
9	8	051000	4380	3/14/03	\$ 285,000	1030	0	7	1957	3	3600	0	0	4230 BAGLEY AV N
9	8	408380	0035	2/21/03	\$ 258,000	1030	0	7	1920	4	3750	0	0	1913 N 50TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	408330	1160	10/22/02	\$ 385,000	1040	0	7	1916	4	3876	0	0	4216 WALLINGFORD AV N
9	8	051000	3120	5/23/03	\$ 352,950	1040	0	7	1908	4	3040	0	0	2304 N 43RD ST
9	8	881840	0270	2/25/03	\$ 309,950	1040	0	7	1911	4	4080	0	0	4516 2ND AV NE
9	8	881840	0270	3/20/02	\$ 299,000	1040	0	7	1911	4	4080	0	0	4516 2ND AV NE
9	8	408380	1095	12/24/02	\$ 382,500	1050	0	7	1916	4	4350	0	0	1925 N 49TH ST
9	8	051000	0530	7/28/03	\$ 340,000	1050	0	7	1906	3	3800	0	0	2112 N 46TH ST
9	8	881840	0335	2/13/02	\$ 329,950	1050	0	7	1906	4	4333	0	0	4546 THACKERAY PL NE
9	8	251350	0080	1/18/02	\$ 302,000	1050	290	7	1906	4	4000	0	0	4234 INTERLAKE AV N
9	8	881840	0185	10/16/03	\$ 355,000	1060	120	7	1906	3	4080	0	0	4545 THACKERAY PL NE
9	8	408380	1950	11/10/03	\$ 351,000	1060	0	7	1916	3	3000	0	0	1618 N 47TH ST
9	8	051000	0980	6/14/02	\$ 254,000	1060	0	7	1901	3	4560	0	0	4508 BAGLEY AV N
9	8	408380	1915	12/29/03	\$ 387,200	1070	0	7	1912	3	5050	0	0	1606 N 47TH ST
9	8	408330	2285	9/2/03	\$ 350,000	1070	220	7	1918	3	4560	0	0	4014 WOODLAWN AV N
9	8	881840	0815	10/3/03	\$ 270,000	1070	120	7	1911	3	4137	0	0	4608 1ST AV NE
9	8	934140	0060	8/4/03	\$ 355,000	1080	400	7	1911	3	4104	0	0	4017 WALLINGFORD AV N
9	8	313120	0075	12/7/02	\$ 323,000	1080	110	7	1925	4	3213	0	0	4235 2ND AV NE
9	8	226500	0430	10/9/03	\$ 400,000	1090	650	7	1906	4	3303	0	0	4125 INTERLAKE AV N
9	8	917860	0490	10/31/03	\$ 290,000	1100	0	7	1923	3	4560	0	0	4115 CORLISS AV N
9	8	881840	0165	5/28/02	\$ 300,000	1120	140	7	1911	3	4080	0	0	4529 THACKERAY PL NE
9	8	917860	0360	10/9/02	\$ 385,000	1130	0	7	1912	3	3990	0	0	4115 BAGLEY AV N
9	8	408330	2175	7/16/03	\$ 350,000	1130	140	7	1921	3	4275	0	0	4027 DENSMORE AV N
9	8	313120	1175	9/11/02	\$ 334,950	1130	0	7	1906	3	5100	0	0	4419 LATONA AV NE
9	8	408330	0855	2/28/02	\$ 315,000	1130	0	7	1923	3	4480	0	0	4315 MERIDIAN AV N
9	8	782120	0820	10/21/02	\$ 280,000	1140	0	7	1940	3	5500	0	0	1317 N 44TH ST
9	8	051000	0380	8/12/03	\$ 322,000	1140	350	7	1915	3	3382	0	0	2212 N 46TH ST
9	8	917860	1000	3/13/02	\$ 410,000	1160	0	7	1927	4	5400	0	0	2314 N 40TH ST
9	8	313120	0030	7/28/03	\$ 395,000	1160	200	7	1922	4	3740	0	0	4220 1ST AV NE
9	8	881840	0240	10/22/02	\$ 343,000	1160	0	7	1916	4	4080	0	0	4540 2ND AV NE
9	8	420690	1495	9/5/02	\$ 329,950	1170	170	7	1937	3	4000	0	0	4045 2ND AV NE
9	8	251350	0005	9/8/03	\$ 437,500	1180	500	7	1918	4	4000	0	0	4235 INTERLAKE AV N
9	8	881890	0225	11/21/03	\$ 412,000	1180	120	7	1919	3	3570	0	0	4711 4TH AV NE

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	420690	1405	7/14/03	\$ 355,500	1190	100	7	1900	4	3500	0	0	4030 2ND AV NE
9	8	420690	1420	12/4/02	\$ 335,000	1200	0	7	1941	3	4000	0	0	4040 2ND AV NE
9	8	313120	0530	7/16/02	\$ 436,000	1210	0	7	1918	4	4590	0	0	4308 2ND AV NE
9	8	313120	0100	2/10/03	\$ 335,000	1210	600	7	1902	3	5100	0	0	4219 2ND AV NE
9	8	051000	3230	9/25/02	\$ 455,000	1220	0	7	1910	4	2200	0	0	2305 N 44TH ST
9	8	881840	0665	7/26/03	\$ 336,000	1230	80	7	1921	2	4175	0	0	4729 2ND AV NE
9	8	881840	0325	12/2/02	\$ 389,900	1230	0	7	1923	3	4350	0	0	4536 THACKERAY PL NE
9	8	408330	0620	8/27/02	\$ 409,950	1230	180	7	1925	3	4240	0	0	4302 DENSMORE AV N
9	8	051000	1830	10/23/03	\$ 469,500	1240	0	7	1908	3	3420	0	0	2406 N 44TH ST
9	8	445230	0165	3/20/02	\$ 380,000	1240	220	7	1918	3	3028	0	0	4011 ASHWORTH AV N
9	8	917860	0365	2/18/03	\$ 455,000	1250	350	7	1912	3	3990	0	0	4111 BAGLEY AV N
9	8	408330	2335	10/28/02	\$ 456,000	1250	290	7	1908	4	6320	0	0	4035 WOODLAWN AV N
9	8	408380	2565	6/26/02	\$ 398,000	1250	0	7	1922	4	4000	0	0	1901 N 47TH ST
9	8	917860	1175	10/12/03	\$ 364,950	1250	700	7	1904	3	5700	0	0	4117 EASTERN AV N
9	8	408330	0530	10/6/02	\$ 345,000	1250	0	7	1924	3	4240	0	0	4326 WOODLAWN AV N
9	8	313120	1495	7/29/02	\$ 421,000	1260	0	7	1900	4	5100	0	0	4222 LATONA AV NE
9	8	182504	9093	4/24/03	\$ 463,000	1290	820	7	2002	3	4000	0	0	1312 N 41ST ST
9	8	408380	0310	6/24/03	\$ 355,000	1290	0	7	1925	4	3750	0	0	4907 BURKE AV N
9	8	917860	0995	5/18/03	\$ 415,000	1310	0	7	1905	4	5400	0	0	4007 SUNNYSIDE AV N
9	8	408330	1675	6/18/03	\$ 359,000	1310	200	7	1926	3	4560	0	0	4110 WALLINGFORD AV N
9	8	313120	1805	12/22/03	\$ 319,950	1320	0	7	1926	3	3653	1	0	4315 5TH AV NE
9	8	051000	0665	12/22/03	\$ 462,500	1330	0	7	1914	4	5700	0	0	4525 BAGLEY AV N
9	8	313120	1045	10/11/02	\$ 435,000	1350	0	7	1902	4	5100	0	0	4335 LATONA AV NE
9	8	881840	0705	8/21/02	\$ 349,950	1350	0	7	1919	4	4198	0	0	4753 2ND AV NE
9	8	226500	0125	5/24/02	\$ 300,000	1350	0	7	1916	3	4000	0	0	4029 ASHWORTH AV N
9	8	869030	0060	10/23/03	\$ 430,000	1360	0	7	1994	3	5340	0	0	1318 N MENFORD PL
9	8	313120	1675	3/27/02	\$ 374,800	1360	800	7	1950	3	6089	0	0	4306 4TH AV NE
9	8	189000	0240	12/23/03	\$ 300,000	1360	400	7	1912	2	4080	0	0	4540 LATONA AV NE
9	8	881890	0365	10/27/03	\$ 285,000	1360	400	7	1913	3	4583	1	0	4725 5TH AV NE
9	8	881840	0415	4/3/03	\$ 469,000	1370	360	7	1924	4	4080	0	0	4746 THACKERAY PL NE
9	8	313120	0790	2/20/02	\$ 334,500	1370	240	7	1919	4	3500	0	0	212 NE 42ND ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	408380	1430	8/16/02	\$ 476,000	1400	300	7	1918	3	3750	0	0	1908 N 47TH ST
9	8	313120	0920	3/5/02	\$ 429,950	1420	0	7	1930	4	5100	0	0	4227 LATONA AV NE
9	8	408330	0595	5/14/02	\$ 385,000	1430	0	7	1924	3	4240	0	0	4311 WALLINGFORD AV N
9	8	408380	1065	5/29/03	\$ 498,000	1440	0	7	1915	4	3371	0	0	1824 N 48TH ST
9	8	313120	1320	12/4/03	\$ 477,501	1450	0	7	1924	4	3876	0	0	4405 4TH AV NE
9	8	051000	1560	5/10/02	\$ 339,950	1460	0	7	1909	3	2550	0	0	4514 EASTERN AV N
9	8	408330	0440	7/11/02	\$ 439,000	1470	340	7	1922	3	4240	0	0	4325 DENSMORE AV N
9	8	313120	1505	9/10/02	\$ 350,000	1470	0	7	1910	2	5202	0	0	4232 LATONA AV NE
9	8	881840	0305	7/22/03	\$ 360,000	1500	0	7	1948	3	4382	0	0	4520 THACKERAY PL NE
9	8	408330	0605	9/23/03	\$ 362,250	1500	180	7	1926	3	4640	0	0	4303 WALLINGFORD AV N
9	8	420690	0955	11/14/02	\$ 293,500	1500	0	7	1998	3	4000	0	0	4058 5TH AV NE
9	8	051000	3090	9/24/02	\$ 420,000	1510	470	7	1987	3	2850	0	0	4313 SUNNYSIDE AV N
9	8	408380	0415	9/30/02	\$ 329,922	1510	320	7	1922	3	5000	0	0	1703 N 50TH ST
9	8	881840	0065	12/31/02	\$ 325,000	1520	0	7	1909	2	4119	0	0	103 NE 46TH ST
9	8	881840	0575	7/22/02	\$ 352,500	1520	0	7	1911	3	4080	0	0	4710 2ND AV NE
9	8	408330	0575	12/1/03	\$ 485,000	1530	400	7	1999	3	4240	0	0	4323 WALLINGFORD AV N
9	8	408330	2370	7/5/03	\$ 441,500	1530	330	7	1921	4	3040	0	0	1518 N 40TH ST
9	8	408330	2370	1/7/02	\$ 420,000	1530	330	7	1921	4	3040	0	0	1518 N 40TH ST
9	8	313120	1885	12/17/02	\$ 371,000	1530	0	7	1919	3	5535	0	0	4412 4TH AV NE
9	8	881840	0470	2/11/02	\$ 351,500	1560	0	7	1924	3	4080	0	0	4731 THACKERAY PL NE
9	8	051000	3590	2/22/02	\$ 514,000	1570	0	7	1912	5	3461	0	0	4232 EASTERN AV N
9	8	051000	4480	4/2/03	\$ 515,000	1590	0	7	1924	5	4200	0	0	2112 N 42ND ST
9	8	445230	0035	7/18/02	\$ 359,000	1600	300	7	1917	4	3280	0	0	1318 N LUCAS PL
9	8	313120	1665	3/15/02	\$ 242,000	1610	0	7	1901	2	5535	0	0	414 NE 42ND ST
9	8	051000	3935	1/24/03	\$ 525,000	1630	0	7	1920	5	3400	0	0	4233 SUNNYSIDE AV N
9	8	051000	3395	10/16/02	\$ 575,000	1640	840	7	1905	5	5700	0	0	4320 SUNNYSIDE AV N
9	8	051000	4140	10/14/02	\$ 375,000	1640	0	7	1922	3	4560	0	0	4232 CORLISS AV N
9	8	345400	0005	8/19/03	\$ 282,500	1640	0	7	1923	3	4140	0	0	2315 N 50TH ST
9	8	420690	1395	7/11/03	\$ 385,000	1650	0	7	1924	3	4000	0	0	4020 2ND AV NE
9	8	869030	0025	5/6/02	\$ 365,000	1660	0	7	1917	3	4876	0	0	1318 N 42ND ST
9	8	881840	0746	4/14/03	\$ 380,000	1680	940	7	1930	3	5235	0	0	4664 1ST AV NE

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	313120	0495	3/15/02	\$ 325,000	1680	0	7	1919	4	4080	0	0	4417 THACKERAY PL NE
9	8	783480	0215	10/1/02	\$ 524,950	1690	0	7	1913	4	4000	0	0	4647 EASTERN AV N
9	8	313120	1555	6/27/03	\$ 360,000	1700	0	7	1917	3	5100	0	0	4207 4TH AV NE
9	8	869030	0030	8/26/03	\$ 415,000	1710	0	7	1952	4	8436	1	0	1312 N MENFORD PL
9	8	408330	1125	2/11/02	\$ 390,000	1710	0	7	1914	5	2960	0	0	4206 WALLINGFORD AV N
9	8	917860	0290	8/26/02	\$ 381,000	1720	0	7	1922	3	4560	0	0	4116 MERIDIAN AV N
9	8	313120	0135	5/28/02	\$ 435,000	1730	0	7	1918	4	3200	0	0	102 NE 43RD ST
9	8	051000	3450	3/20/02	\$ 383,000	1740	0	7	1916	3	3644	0	0	4332 EASTERN AV N
9	8	881890	0060	3/18/02	\$ 481,000	1750	0	7	1912	4	4080	0	0	4747 LATONA AV NE
9	8	189000	0310	9/3/03	\$ 541,000	1760	0	7	2000	3	3772	0	0	4517 LATONA AV NE
9	8	408330	1375	3/7/03	\$ 408,500	1760	0	7	1923	3	4004	0	0	1511 N 43RD ST
9	8	881840	0075	6/12/02	\$ 345,000	1760	0	7	1914	3	4111	0	0	4528 1ST AV NE
9	8	408330	2350	9/5/03	\$ 528,000	1770	0	7	1920	4	4560	0	0	4017 WOODLAWN AV N
9	8	881840	0635	4/10/02	\$ 435,000	1800	0	7	1907	4	4152	0	0	4707 2ND AV NE
9	8	408380	0620	7/18/03	\$ 389,950	1820	0	7	1976	3	3000	0	0	1628 N 49TH ST
9	8	881840	0370	5/12/03	\$ 420,000	1820	260	7	1920	4	4080	0	0	4714 THACKERAY PL NE
9	8	051000	1715	2/12/03	\$ 431,460	1838	120	7	1927	4	3450	0	0	4408 EASTERN AV N
9	8	051000	3535	10/17/02	\$ 435,000	1900	0	7	1924	3	3200	0	0	4314 EASTERN AV N
9	8	408330	1660	3/4/03	\$ 450,000	1900	590	7	1924	5	3700	0	0	4106 WALLINGFORD AV N
9	8	408330	1065	4/22/02	\$ 470,000	1980	0	7	1907	3	4560	0	0	1809 N 43RD ST
9	8	313120	1825	10/17/03	\$ 399,950	1990	410	7	1912	4	3970	1	0	420 NE 43RD ST
9	8	313120	0650	9/8/03	\$ 420,000	1990	0	7	1925	4	3445	0	0	216 NE 43RD ST
9	8	408330	0455	6/25/03	\$ 510,000	2006	0	7	1922	3	4240	0	0	4317 DENSMORE AV N
9	8	251350	0055	5/21/02	\$ 489,000	2240	0	7	1906	4	4000	0	0	4233 ASHWORTH AV N
9	8	051000	2895	1/3/03	\$ 460,000	1260	800	8	2002	4	2750	0	0	2214 N 43RD ST
9	8	881840	0680	8/19/03	\$ 532,500	1360	0	8	1911	5	4291	0	0	4741 2ND AV NE
9	8	783480	0160	11/21/02	\$ 400,000	1450	0	8	1906	2	3670	0	0	4624 EASTERN AV N
9	8	051000	4455	6/6/02	\$ 500,000	1460	0	8	1916	4	5700	0	0	4217 BAGLEY AV N
9	8	420690	1500	9/2/03	\$ 445,000	1530	0	8	1900	4	4000	0	0	4041 2ND AV NE
9	8	051000	3020	7/25/02	\$ 569,000	1590	860	8	1925	5	4070	0	0	4332 BAGLEY AV N
9	8	408330	1085	10/28/03	\$ 539,000	1620	0	8	1918	4	3840	0	0	4227 BURKE AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	8	420690	1195	9/9/03	\$ 402,000	1630	140	8	1987	3	4000	0	0	4024 LATONA AV NE
9	8	917860	1275	10/13/03	\$ 650,000	1646	320	8	1917	4	3800	0	0	2403 N 41ST ST
9	8	051000	2015	4/12/02	\$ 540,000	1650	0	8	1924	5	3025	0	0	2318 N 44TH ST
9	8	226500	0030	7/23/03	\$ 600,000	1680	1000	8	1927	3	4000	0	0	4202 ASHWORTH AV N
9	8	226500	0020	3/30/02	\$ 454,000	1680	0	8	1927	4	4000	0	0	4210 ASHWORTH AV N
9	8	881890	0220	2/26/02	\$ 385,000	1700	360	8	1928	3	3570	0	0	4715 4TH AV NE
9	8	051000	4475	9/9/03	\$ 519,000	1740	0	8	1924	3	3330	0	0	4207 BAGLEY AV N
9	8	189000	0275	7/1/02	\$ 424,950	1740	0	8	1916	4	3570	0	0	4514 LATONA AV NE
9	8	881840	0320	8/27/03	\$ 408,000	1800	450	8	1909	4	4358	0	0	4534 THACKERAY PL NE
9	8	420690	1010	4/24/03	\$ 469,000	1870	400	8	1927	3	4000	1	0	4014 5TH AV NE
9	8	881840	0060	3/19/03	\$ 572,000	1930	0	8	1918	4	4119	0	0	4537 2ND AV NE
9	8	226500	0220	4/30/03	\$ 629,000	1940	600	8	1911	5	2800	0	0	4105 ASHWORTH AV N
9	8	881890	0280	12/12/02	\$ 399,950	1960	0	8	1911	4	4080	0	0	4724 4TH AV NE
9	8	051000	4520	12/23/03	\$ 676,250	1990	860	8	1924	4	4440	0	0	2102 N 42ND ST
9	8	408330	0735	9/18/03	\$ 725,000	2040	0	8	1915	4	4240	0	0	1818 N 43RD ST
9	8	408380	1464	1/8/03	\$ 430,000	2040	620	8	1910	5	3750	0	0	4709 MERIDIAN AV N
9	8	051000	2820	9/16/03	\$ 400,000	2050	0	8	1992	3	5700	0	0	4329 CORLISS AV N
9	8	189000	0180	2/25/03	\$ 395,000	2060	0	8	1912	3	4080	0	0	4529 4TH AV NE
9	8	881890	0385	11/13/03	\$ 371,000	2130	0	8	1998	3	4617	1	0	4711 5TH AV NE
9	8	313120	0428	2/8/02	\$ 415,000	2220	0	8	1991	3	3528	0	0	202 NE 44TH ST
9	8	189000	0080	7/15/02	\$ 595,000	2340	0	8	1923	4	4000	0	0	4558 4TH AV NE
9	8	881840	0385	2/26/02	\$ 570,000	2430	0	8	1993	3	4080	0	0	4726 THACKERAY PL NE
9	8	783480	0200	9/30/03	\$ 752,500	2870	1410	8	2003	3	4000	0	0	4659 EASTERN AV N
9	8	408330	1185	3/17/03	\$ 585,000	3000	500	8	1988	5	4440	0	0	4232 WALLINGFORD AV N
9	8	917860	0495	8/11/03	\$ 720,000	2200	820	9	2003	3	4560	0	0	4119 CORLISS AV N
9	8	408330	2255	9/18/03	\$ 632,500	2230	1070	9	2003	3	3600	0	0	4003 DENSMORE AV N
9	8	408330	1485	3/26/02	\$ 660,000	2680	780	9	2002	3	4560	0	0	4115 WOODLAWN AV N
9	9	392540	0075	7/12/02	\$ 210,000	460	0	5	1928	3	3232	0	0	1407 N 40TH ST
9	9	226450	0035	4/22/03	\$ 200,000	490	0	5	1932	3	3600	0	0	3827 CARR PL N
9	9	392540	0125	3/19/03	\$ 310,000	960	0	6	1923	3	3572	0	0	3931 ASHWORTH AV N
9	9	226450	0410	4/17/02	\$ 260,000	1210	0	6	1900	3	4620	0	0	3518 ASHWORTH AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	9	226450	0350	5/15/03	\$ 369,900	1280	0	6	1901	4	2400	0	0	3527 CARR PL N
9	9	569450	0015	5/7/02	\$ 367,000	1360	0	6	1906	4	3750	0	0	4223 WOODLAND PARK AV N
9	9	408330	3645	10/7/03	\$ 347,250	1500	0	6	1905	3	2400	0	0	1812 N 38TH ST
9	9	408330	3645	12/16/02	\$ 320,000	1500	0	6	1905	3	2400	0	0	1812 N 38TH ST
9	9	917860	1700	6/10/02	\$ 287,000	580	0	7	1924	3	1817	0	0	2109 N 39TH ST
9	9	397540	0010	12/4/03	\$ 268,000	650	0	7	1926	3	4218	0	0	4035 MIDVALE AV N
9	9	230640	0050	2/26/03	\$ 269,950	710	0	7	1924	3	2227	0	0	4227 MIDVALE AV N
9	9	408330	3000	4/28/03	\$ 285,000	730	0	7	1918	4	4560	0	0	3818 SUNNYSIDE AV N
9	9	408330	5040	4/9/02	\$ 270,000	800	0	7	1946	3	5700	1	0	3633 CORLISS AV N
9	9	782120	0330	4/17/03	\$ 244,000	800	530	7	1988	3	2500	0	0	1218 N ALLEN PL
9	9	386340	0030	10/6/03	\$ 268,000	810	0	7	1920	3	3193	0	0	1212 N 43RD ST
9	9	917860	0725	12/12/02	\$ 295,000	810	0	7	1948	3	4560	0	0	3925 CORLISS AV N
9	9	408330	6835	8/29/03	\$ 325,000	810	810	7	1922	4	2400	0	0	3431 DENSMORE AV N
9	9	408330	6360	11/21/03	\$ 342,000	830	0	7	1921	3	3420	0	0	3501 BURKE AV N
9	9	408330	5060	7/21/03	\$ 365,000	840	0	7	1951	3	4560	1	0	3619 CORLISS AV N
9	9	408330	5060	4/24/02	\$ 275,000	840	0	7	1951	3	4560	1	0	3619 CORLISS AV N
9	9	230640	0005	10/22/03	\$ 309,950	850	0	7	1916	4	3220	0	0	4254 WOODLAND PARK AV N
9	9	408330	4750	7/3/03	\$ 360,000	850	0	7	1924	4	3420	1	0	3711 SUNNYSIDE AV N
9	9	408330	4585	10/15/03	\$ 275,000	860	140	7	1952	3	4560	0	0	3721 CORLISS AV N
9	9	408330	6490	3/14/02	\$ 287,000	880	0	7	1925	3	3600	0	0	1908 N 35TH ST
9	9	408330	4655	12/17/02	\$ 293,000	890	0	7	1909	4	3420	0	0	3728 BAGLEY AV N
9	9	226450	0710	8/2/02	\$ 380,000	900	900	7	1900	5	2566	0	0	3511 ASHWORTH AV N
9	9	917860	0120	10/6/03	\$ 370,000	910	100	7	1921	4	3990	0	0	3911 BAGLEY AV N
9	9	226450	0170	7/2/03	\$ 201,500	910	0	7	1918	2	4050	0	0	1502 N 36TH ST
9	9	408330	5180	3/5/02	\$ 387,000	940	470	7	1916	3	4104	1	0	3625 BAGLEY AV N
9	9	408330	5010	4/19/02	\$ 363,500	960	140	7	1905	3	4360	1	0	3634 CORLISS AV N
9	9	408330	4495	2/22/02	\$ 320,000	960	0	7	1917	4	4560	0	0	3715 BAGLEY AV N
9	9	408330	2765	10/21/02	\$ 290,000	960	0	7	1920	3	2800	0	0	1910 N 39TH ST
9	9	408330	5760	12/8/03	\$ 309,000	960	0	7	1906	4	4332	0	0	3643 DENSMORE AV N
9	9	408330	5050	4/24/02	\$ 433,500	970	0	7	1927	3	4533	1	0	3623 CORLISS AV N
9	9	408330	5955	4/28/03	\$ 359,950	990	580	7	1906	3	6840	0	0	3615 WOODLAWN AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	9	952110	1501	8/29/03	\$ 325,000	1000	0	7	1918	3	3956	0	0	1006 N 47TH ST
9	9	408330	2620	2/18/03	\$ 385,000	1000	0	7	1921	5	3600	0	0	1808 N 39TH ST
9	9	686520	0545	3/18/03	\$ 454,000	1010	290	7	1916	5	5296	0	0	1227 N 48TH ST
9	9	782120	0550	5/21/03	\$ 379,950	1030	700	7	1916	3	3700	0	0	1206 N 44TH ST
9	9	782120	0490	4/2/02	\$ 280,000	1040	0	7	1921	3	3850	0	0	1215 N ALLEN PL
9	9	049550	0310	7/9/02	\$ 358,000	1050	130	7	1909	3	2280	0	0	1617 N 39TH ST
9	9	408330	3280	1/24/03	\$ 435,000	1050	0	7	1914	4	4560	1	0	3816 BAGLEY AV N
9	9	408330	6000	10/29/02	\$ 360,000	1050	880	7	1926	4	2960	0	0	1555 N 36TH ST
9	9	917860	0655	6/5/03	\$ 367,000	1060	0	7	1910	3	3200	0	0	3902 BAGLEY AV N
9	9	397540	0455	2/21/03	\$ 307,000	1060	0	7	1908	3	4000	0	0	4016 MIDVALE AV N
9	9	049550	0190	5/27/03	\$ 310,000	1072	550	7	1976	3	3420	0	0	3911 DENSMORE AV N
9	9	229390	0150	10/7/02	\$ 315,000	1080	530	7	1918	3	4000	0	0	4128 MIDVALE AV N
9	9	408330	4140	6/6/03	\$ 390,000	1090	970	7	1915	4	3420	0	0	3710 DENSMORE AV N
9	9	408330	4825	11/17/03	\$ 355,000	1090	220	7	1909	3	3116	0	0	2305 N 38TH ST
9	9	408330	2820	12/10/02	\$ 315,000	1100	0	7	1924	3	3120	0	0	1909 N 40TH ST
9	9	917860	0825	4/29/02	\$ 280,000	1100	0	7	1911	3	5700	0	0	3934 CORLISS AV N
9	9	569450	0290	5/6/03	\$ 373,000	1120	190	7	1946	4	7500	0	0	4261 WHITMAN AV N
9	9	182504	9100	5/29/02	\$ 335,000	1160	0	7	1916	4	1944	0	0	4210 MIDVALE AV N
9	9	952110	1455	7/1/02	\$ 324,950	1170	0	7	1916	3	3864	0	0	1022 N 48TH ST
9	9	952110	1525	7/11/02	\$ 350,000	1210	0	7	2001	3	4140	0	0	4701 WOODLAND PARK AV N
9	9	397540	0190	10/6/03	\$ 335,000	1210	0	7	1926	3	4218	0	0	3917 MIDVALE AV N
9	9	408330	6495	5/21/03	\$ 338,000	1210	200	7	1924	3	3600	0	0	1902 N 35TH ST
9	9	944530	0095	5/23/02	\$ 392,000	1220	250	7	1927	4	3905	0	0	3916 INTERLAKE AV N
9	9	408330	2610	2/23/03	\$ 305,000	1220	0	7	1921	4	2040	0	0	1812 N 39TH ST
9	9	944530	0050	7/11/03	\$ 470,000	1240	180	7	1927	4	3909	0	0	3911 ASHWORTH AV N
9	9	408330	4210	2/11/03	\$ 334,250	1240	580	7	1923	3	2144	0	0	3717 WOODLAWN AV N
9	9	182504	9002	8/15/03	\$ 305,000	1292	750	7	1900	4	2160	0	0	1508 N 38TH ST
9	9	392540	0165	2/11/02	\$ 315,000	1320	0	7	1930	3	3454	0	0	1512 N DOROTHY PL
9	9	408330	6840	10/21/03	\$ 289,876	1320	0	7	1912	3	4320	0	0	1615 N 35TH ST
9	9	408330	6515	5/23/02	\$ 399,950	1360	0	7	1916	3	4800	0	0	3520 BURKE AV N
9	9	226450	0080	6/3/03	\$ 400,000	1370	0	7	1916	3	3600	0	0	3655 CARR PL N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
9	9	408330	3390	10/21/02	\$ 354,000	1370	0	7	1987	3	4560	0	0	3806 MERIDIAN AV N
9	9	686520	0686	4/7/03	\$ 318,500	1420	0	7	1937	4	3700	0	0	1206 N 46TH ST
9	9	408330	3855	11/12/03	\$ 527,000	1430	0	7	1911	4	3648	0	0	3819 DENSMORE AV N
9	9	408330	4421	7/18/02	\$ 364,500	1430	0	7	1983	3	5159	0	0	3714 BURKE AV N
9	9	917860	0741	4/19/02	\$ 286,500	1440	0	7	1909	3	5472	0	0	3917 CORLISS AV N
9	9	392540	0040	4/9/03	\$ 435,000	1460	140	7	1941	4	8938	0	0	3925 INTERLAKE AV N
9	9	408330	5905	3/12/03	\$ 415,000	1500	0	7	1910	3	4560	0	0	3638 WOODLAWN AV N
9	9	408330	3740	10/4/02	\$ 383,000	1500	600	7	1925	3	4240	1	0	3817 WALLINGFORD AV N
9	9	408330	4185	7/1/03	\$ 469,000	1510	0	7	1926	4	2697	0	0	3808 CARR PL N
9	9	408330	6805	11/10/03	\$ 428,000	1510	0	7	1906	4	4560	0	0	3426 DENSMORE AV N
9	9	229390	0030	1/23/03	\$ 325,000	1520	0	7	1924	3	3901	0	0	4132 WOODLAND PARK AV N
9	9	392540	0015	8/1/02	\$ 308,000	1520	400	7	1926	3	3579	0	0	1315 N 40TH ST
9	9	226450	1007	8/13/02	\$ 300,000	1550	0	7	2001	3	1339	0	0	3813 B INTERLAKE AV N
9	9	226450	1008	8/5/02	\$ 295,000	1550	0	7	2001	3	1602	0	0	3813 A INTERLAKE AV N
9	9	229390	0140	5/29/03	\$ 425,000	1560	120	7	1912	5	3000	0	0	4122 MIDVALE AV N
9	9	193130	0110	4/28/03	\$ 439,000	1570	0	7	1908	5	4000	0	0	1007 N 42ND ST
9	9	408330	5500	10/4/02	\$ 359,000	1600	0	7	1906	3	4560	0	0	3635 BURKE AV N
9	9	408330	2665	6/11/03	\$ 540,000	1610	1210	7	1921	5	4560	0	0	3918 WALLINGFORD AV N
9	9	397540	0260	6/12/02	\$ 396,000	1610	0	7	1922	3	3840	0	0	3936 WOODLAND PARK AV N
9	9	408330	3415	7/10/02	\$ 375,000	1660	960	7	1913	3	4560	0	0	3826 MERIDIAN AV N
9	9	408330	6855	8/8/03	\$ 385,000	1680	0	7	1917	3	4560	0	0	3427 DENSMORE AV N
9	9	226450	0105	4/17/03	\$ 389,500	1690	0	7	1907	3	4200	0	0	3629 CARR PL N
9	9	226450	0075	3/4/03	\$ 538,000	1700	300	7	1912	4	7650	0	0	3662 ASHWORTH AV N
9	9	686520	0687	9/6/02	\$ 370,000	1710	0	7	1906	3	5000	0	0	1208 N 46TH ST
9	9	408330	5080	7/22/03	\$ 510,000	1720	0	7	1910	4	3268	1	0	3605 CORLISS AV N
9	9	952110	1467	8/12/03	\$ 355,000	1740	0	7	1916	4	3864	0	0	1019 N 49TH ST
9	9	408330	5405	6/6/02	\$ 532,500	1760	650	7	1917	5	4800	0	0	3612 BURKE AV N
9	9	226450	1006	7/25/02	\$ 310,000	1780	0	7	2001	3	1511	0	0	3811 B INTERLAKE AV N
9	9	226450	1005	8/1/02	\$ 330,000	1800	0	7	2001	3	1507	0	0	3811 A INTERLAKE AV N
9	9	408330	2730	1/29/03	\$ 551,000	1830	0	7	1913	5	4800	0	0	3927 MERIDIAN AV N
9	9	686520	0205	11/15/02	\$ 385,000	1924	0	7	1919	3	4750	0	0	1110 N 49TH ST

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Areas 9 & 42  
(1 to 3 Unit Residences)**

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9	9	408330	3730	6/2/03	\$ 435,000	1930	450	7	1926	5	4240	1	0	3821 WALLINGFORD AV N
9	9	408330	5195	3/12/03	\$ 515,000	2050	0	7	1910	4	4104	1	0	3617 BAGLEY AV N
9	9	952110	1486	10/23/03	\$ 429,950	2070	650	7	1916	4	4140	0	0	1001 N 49TH ST
9	9	408330	5260	5/10/02	\$ 465,500	2080	0	7	1975	3	4560	0	0	3610 MERIDIAN AV N
9	9	917860	1705	8/15/03	\$ 430,000	2210	1060	7	1913	4	4683	0	0	2113 N 39TH ST
9	9	408330	4765	5/1/02	\$ 450,000	1020	0	8	1984	3	3420	1	0	3703 SUNNYSIDE AV N
9	9	408330	4960	8/22/03	\$ 382,500	1050	0	8	1984	3	2600	1	0	2326 N PACIFIC ST
9	9	803270	0120	12/6/02	\$ 337,475	1180	310	8	2002	3	2112	0	0	3826 INTERLAKE AV N
9	9	408330	5000	11/18/03	\$ 495,000	1210	530	8	1959	3	4963	1	0	3626 CORLISS AV N
9	9	408330	5000	9/17/03	\$ 442,000	1210	530	8	1959	3	4963	1	0	3626 CORLISS AV N
9	9	803270	0018	1/18/02	\$ 370,000	1300	380	8	2001	3	1650	0	0	3818 B ASHWORTH AV N
9	9	803270	0122	10/25/02	\$ 349,950	1360	200	8	2002	3	1438	0	0	3828 A INTERLAKE AV N
9	9	803270	0121	10/18/02	\$ 344,950	1360	200	8	2002	3	1404	0	0	3828 B INTERLAKE AV N
9	9	408330	4415	6/17/02	\$ 477,000	1620	0	8	1902	5	3600	0	0	3706 BURKE AV N
9	9	408330	3155	6/7/02	\$ 440,000	1650	0	8	1907	3	4560	0	0	3822 CORLISS AV N
9	9	408330	2745	3/3/03	\$ 485,000	1700	0	8	1910	4	4800	0	0	3911 MERIDIAN AV N
9	9	408330	4790	9/24/03	\$ 623,200	1730	300	8	1994	3	4560	0	0	3710 CORLISS AV N
9	9	408330	4565	8/5/03	\$ 497,100	1780	0	8	1928	4	3420	0	0	2103 N 38TH ST
9	9	226450	0335	4/2/02	\$ 358,000	1890	0	8	1961	3	4800	0	0	1513 N 36TH ST
9	9	408330	3765	3/18/03	\$ 596,800	1920	600	8	1911	4	6840	1	0	3809 WALLINGFORD AV N
9	9	917860	1335	12/11/03	\$ 590,000	1940	0	8	1909	4	4240	0	0	3920 SUNNYSIDE AV N
9	9	408330	6090	10/17/02	\$ 465,000	1980	0	8	1916	5	4560	0	0	3509 DENSMORE AV N
9	9	408330	5495	5/13/03	\$ 702,000	2000	0	8	1911	5	6840	0	0	3641 BURKE AV N
9	9	408330	4555	7/8/03	\$ 442,000	2000	120	8	1934	3	4560	0	0	3726 MERIDIAN AV N
9	9	408330	3960	10/3/03	\$ 500,000	2030	0	8	1924	4	6840	0	0	3721 DENSMORE AV N
9	9	408330	4240	12/19/02	\$ 480,000	2080	1020	8	1984	3	5040	0	0	3733 BURKE AV N
9	9	408330	2920	7/11/03	\$ 745,000	2160	700	8	2003	3	3767	1	0	3821 EASTERN AV N
9	9	569450	0274	3/26/03	\$ 519,950	2380	0	8	1913	4	6000	0	0	4267 WHITMAN AV N
9	9	035400	0080	7/21/03	\$ 747,000	2850	800	8	2003	3	6000	1	0	3525 BAGLEY AV N
9	9	408330	2925	1/22/02	\$ 570,000	3480	0	8	1971	3	6840	1	0	3813 EASTERN AV N
9	9	408330	4400	10/22/02	\$ 609,000	2730	0	9	1991	3	3600	0	0	1916 N 37TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	3	952310	3275	8/19/02	\$ 270,500	540	90	6	1908	4	5000	0	0	706 N 61ST ST
42	3	798640	0245	9/19/02	\$ 196,000	600	0	6	1918	4	2218	0	0	4911 1ST AV NW
42	3	953010	0075	5/20/02	\$ 325,000	700	0	6	1916	3	4775	1	0	5319 2ND AV NW
42	3	953010	0870	8/12/02	\$ 234,700	750	240	6	1925	4	3000	0	0	214 NW 52ND ST
42	3	045500	0485	9/30/03	\$ 386,500	770	400	6	1919	4	5000	1	0	209 NW 60TH ST
42	3	953010	0530	7/24/03	\$ 286,000	770	0	6	1926	3	3000	1	0	5219 PALATINE AV N
42	3	751750	0070	1/18/02	\$ 222,000	800	0	6	1900	3	4200	0	0	4609 GREENWOOD AV N
42	3	953010	1336	3/20/03	\$ 286,000	850	0	6	1916	3	1800	1	0	209 NW 52ND ST
42	3	953010	1610	5/9/02	\$ 263,000	880	0	6	1909	3	3000	0	0	5106 PALATINE AV N
42	3	953010	1830	7/16/02	\$ 253,500	880	0	6	1900	3	3000	1	0	115 NW 51ST ST
42	3	138380	0031	3/23/03	\$ 225,000	890	400	6	1900	3	3269	1	0	305 NW 55TH ST
42	3	952310	4205	7/15/02	\$ 257,000	900	0	6	1919	3	3754	0	0	816 N 60TH ST
42	3	953010	0205	4/25/03	\$ 272,000	900	0	6	1912	4	3000	0	0	109 N 55TH ST
42	3	751750	0010	5/19/03	\$ 375,000	950	120	6	1919	3	3600	0	0	4615 GREENWOOD AV N
42	3	045500	0445	4/10/02	\$ 325,000	960	190	6	1948	5	4109	0	0	129 NW 59TH ST
42	3	045500	0350	4/24/03	\$ 342,000	990	0	6	1904	3	5000	1	0	5829 1ST AV NW
42	3	952310	1890	2/22/02	\$ 407,100	1100	0	6	1920	5	3572	0	0	6411 FREMONT AV N
42	3	928780	1240	10/10/03	\$ 354,950	1110	0	6	1908	3	6500	1	0	6239 2ND AV NW
42	3	045500	0105	10/8/02	\$ 389,000	1160	0	6	1908	2	3012	0	0	201 N 57TH ST
42	3	045500	0135	9/24/02	\$ 300,000	1220	0	6	1904	3	5000	0	0	111 N 59TH ST
42	3	953010	0835	3/24/03	\$ 325,000	1270	0	6	1907	3	4500	0	0	232 NW 52ND ST
42	3	953010	0875	11/26/03	\$ 285,500	1330	0	6	1905	2	3000	0	0	210 NW 52ND ST
42	3	952310	3180	2/22/02	\$ 389,500	1720	0	6	1907	5	2555	0	0	6109 WOODLAND PL N
42	3	953010	0460	3/8/02	\$ 313,250	1720	0	6	1911	3	3000	0	0	5222 1ST AV NW
42	3	952560	0140	7/30/03	\$ 396,000	800	800	7	1981	3	1383	1	0	101 NW 58TH ST
42	3	952310	1050	11/21/02	\$ 330,000	820	770	7	1915	4	3400	0	0	5818 GREENWOOD AV N
42	3	928780	0385	12/2/02	\$ 343,000	840	630	7	1987	3	2500	1	0	6241 PALATINE AV N
42	3	953010	0525	9/19/02	\$ 395,000	870	0	7	1912	3	3000	1	0	5217 PALATINE AV N
42	3	045500	0841	6/24/03	\$ 299,500	870	0	7	1946	3	7975	1	0	236 NW 56TH ST
42	3	952110	0250	3/25/02	\$ 326,000	880	120	7	1916	4	3500	0	0	4614 DAYTON AV N
42	3	952310	1195	5/16/03	\$ 289,000	890	0	7	1906	3	3500	0	0	6018 GREENWOOD AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	3	952110	0245	10/15/03	\$ 312,000	920	0	7	1916	3	3250	0	0	509 N 47TH ST
42	3	952110	0525	12/4/02	\$ 433,000	930	930	7	1918	4	4000	0	0	617 N 47TH ST
42	3	952310	1715	4/26/02	\$ 296,500	930	0	7	1950	3	6128	1	0	507 N 65TH ST
42	3	953010	0885	6/24/03	\$ 299,950	940	500	7	1927	3	2434	0	0	5207 2ND AV NW
42	3	953010	0215	10/21/03	\$ 343,500	950	0	7	1908	3	4500	0	0	119 N 55TH ST
42	3	445480	0125	11/20/02	\$ 390,000	950	0	7	1914	3	5867	0	0	122 NW 55TH ST
42	3	952310	1925	4/14/03	\$ 374,950	960	120	7	1927	4	3500	0	0	708 N 64TH ST
42	3	928780	0680	3/12/03	\$ 399,500	990	530	7	1988	3	2500	1	0	6247 1ST AV NW
42	3	928780	0940	4/16/02	\$ 285,000	1010	240	7	1916	3	3500	1	0	6255 SYCAMORE AV NW
42	3	952310	2400	12/2/02	\$ 368,000	1020	1020	7	1950	3	5000	0	0	500 N 63RD ST
42	3	751750	0080	4/16/03	\$ 249,950	1020	320	7	1953	3	2380	0	0	4615 PALATINE AV N
42	3	798640	0320	8/12/03	\$ 273,200	1030	320	7	1958	3	3300	1	0	4903 2ND AV NW
42	3	045500	0755	10/4/02	\$ 285,500	1050	0	7	1912	3	3483	1	0	234 NW 55TH ST
42	3	045500	0755	12/4/03	\$ 285,000	1050	0	7	1912	3	3483	1	0	234 NW 55TH ST
42	3	953010	1685	7/5/02	\$ 335,000	1060	0	7	1965	3	3000	0	0	109 N 51ST ST
42	3	952110	0805	7/18/03	\$ 275,000	1060	0	7	1924	3	3563	1	0	724 N 46TH ST
42	3	953010	1380	7/29/02	\$ 305,000	1070	530	7	1955	3	2914	0	0	130 NW 51ST ST
42	3	928780	0310	1/22/03	\$ 320,000	1070	0	7	1920	3	5250	0	0	6258 PALATINE AV N
42	3	953010	0610	9/16/03	\$ 349,000	1090	0	7	1915	5	2979	1	0	109 NW 53RD ST
42	3	952110	0010	6/6/02	\$ 320,000	1100	350	7	1995	3	2000	0	0	408 N 49TH ST
42	3	045500	0420	11/12/03	\$ 395,000	1100	240	7	1927	5	3063	1	0	126 NW 58TH ST
42	3	928780	2505	10/24/03	\$ 275,000	1120	0	7	1910	4	2716	0	0	110 N 60TH ST
42	3	928780	0255	11/12/03	\$ 360,000	1160	0	7	1910	4	3938	0	0	6236 PALATINE AV N
42	3	952310	1405	6/5/02	\$ 245,000	1170	0	7	1918	3	3250	0	0	303 N 64TH ST
42	3	952310	1980	5/15/03	\$ 380,500	1200	520	7	1987	3	2500	0	0	714 N 64TH ST
42	3	928780	2140	1/22/03	\$ 358,000	1210	0	7	1955	3	5000	0	0	6012 2ND AV NW
42	3	122503	9051	6/25/02	\$ 324,000	1210	280	7	2001	3	1570	0	0	319 A NW 55TH ST
42	3	122503	9051	4/22/02	\$ 310,000	1210	280	7	2001	3	1570	0	0	319 A NW 55TH ST
42	3	122503	9050	6/20/03	\$ 319,900	1210	280	7	2001	3	1447	0	0	319 B NW 55TH ST
42	3	122503	9050	4/25/02	\$ 315,000	1210	280	7	2001	3	1447	0	0	319 B NW 55TH ST
42	3	953010	0005	10/23/02	\$ 407,000	1220	700	7	1956	3	7500	1	0	215 NW 55TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	3	952110	1065	12/24/02	\$ 297,500	1220	0	7	1938	3	5000	1	0	812 N 46TH ST
42	3	122503	9052	5/7/02	\$ 324,000	1230	280	7	2001	3	1850	0	0	317 NW 55TH ST
42	3	928780	2310	5/14/03	\$ 453,000	1230	770	7	1924	4	3656	0	0	103 NW 62ND ST
42	3	953010	0055	7/16/02	\$ 404,000	1230	400	7	1948	4	5100	1	0	5419 BAKER AV NW
42	3	045500	0470	5/24/02	\$ 430,000	1260	0	7	1925	3	4109	1	0	163 NW 60TH ST
42	3	928780	0640	8/21/02	\$ 400,000	1260	0	7	1910	4	5000	1	0	6263 1ST AV NW
42	3	122503	9006	5/7/02	\$ 315,000	1300	300	7	2001	3	1667	0	0	315 E NW 55TH ST
42	3	122503	9053	4/12/02	\$ 319,000	1300	300	7	2001	3	1840	0	0	315 B NW 55TH ST
42	3	122503	9054	4/9/02	\$ 309,000	1300	300	7	2001	3	1662	0	0	313 NW 55TH ST
42	3	952510	0025	10/11/02	\$ 340,000	1310	0	7	1927	3	2500	0	0	207 N 58TH ST
42	3	953010	1175	9/29/03	\$ 419,000	1320	240	7	1963	3	4500	1	0	5034 BAKER AV NW
42	3	952310	4485	3/4/03	\$ 385,000	1320	310	7	1960	3	5000	0	0	5910 EVANSTON AV N
42	3	928780	1590	12/10/03	\$ 510,000	1330	560	7	1909	3	6500	1	0	6025 2ND AV NW
42	3	045500	0455	5/9/02	\$ 445,000	1350	0	7	1926	4	4109	1	0	159 NW 60TH ST
42	3	952510	0061	4/11/02	\$ 410,000	1380	0	7	1989	3	3250	0	0	5712 1ST AV NW
42	3	204350	0035	7/14/03	\$ 563,000	1390	1320	7	1910	4	5755	0	0	5601 PALATINE PL N
42	3	928780	0395	1/5/02	\$ 350,000	1440	450	7	1911	4	5000	1	0	6235 PALATINE AV N
42	3	798640	0250	7/29/02	\$ 345,000	1460	140	7	1916	3	3790	0	0	105 NW 50TH ST
42	3	952310	3285	7/11/03	\$ 405,000	1470	600	7	2002	3	5000	0	0	712 N 61ST ST
42	3	045500	0650	1/14/03	\$ 495,000	1480	1480	7	1958	3	6820	0	0	5638 3RD AV NW
42	3	952310	1880	4/3/02	\$ 357,500	1480	0	7	1930	3	3400	0	0	627 N 65TH ST
42	3	045500	0175	5/28/02	\$ 456,000	1520	0	7	1920	3	4000	0	0	126 N 58TH ST
42	3	928780	2840	5/22/02	\$ 350,000	1520	520	7	1913	4	5000	0	0	6105 GREENWOOD AV N
42	3	204350	0055	2/26/03	\$ 395,000	1580	420	7	1967	3	5459	0	0	118 NW 56TH ST
42	3	952110	0735	6/19/03	\$ 435,000	1600	0	7	1906	3	4000	0	0	712 N 47TH ST
42	3	045500	0691	8/16/02	\$ 365,000	1610	0	7	1923	3	7395	1	0	134 NW 56TH ST
42	3	928780	2865	10/24/03	\$ 539,000	1620	0	7	1926	4	3908	0	0	217 N 62ND ST
42	3	045500	0265	6/26/02	\$ 343,000	1620	0	7	1906	3	4200	0	0	111 N 60TH ST
42	3	952110	0455	8/2/02	\$ 270,000	1620	0	7	1919	3	3500	0	0	4713 FREMONT AV N
42	3	045500	0280	10/11/02	\$ 533,000	1650	0	7	1906	3	7282	1	0	130 N 59TH ST
42	3	952310	4535	7/20/03	\$ 500,000	1660	0	7	1926	3	5000	1	0	616 N 59TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	3	798640	1170	7/18/02	\$ 440,000	1670	0	7	1918	4	4000	0	0	200 N 47TH ST
42	3	953010	0715	4/18/02	\$ 580,000	1690	0	7	1929	4	10790	1	0	132 NW 53RD ST
42	3	928780	2545	8/24/03	\$ 345,000	1710	0	7	1916	5	5000	0	0	6025 PALATINE AV N
42	3	953010	0195	11/24/03	\$ 489,000	1720	100	7	1907	3	4807	1	0	103 N 55TH ST
42	3	952210	0375	1/14/03	\$ 425,000	1720	0	7	1915	3	5000	0	0	309 N 47TH ST
42	3	952210	0085	8/27/03	\$ 366,000	1720	0	7	1915	3	5000	0	0	316 N 49TH ST
42	3	928780	2600	10/24/02	\$ 430,000	1720	0	7	1913	3	4031	1	0	109 N 62ND ST
42	3	045500	0010	11/27/02	\$ 410,000	1730	560	7	1907	3	9000	0	0	5520 1ST AV NW
42	3	085000	0535	10/15/03	\$ 465,000	1750	0	7	1902	4	5000	0	0	502 N 47TH ST
42	3	952310	1640	9/28/03	\$ 469,000	1750	0	7	1925	4	3600	1	0	6416 FRANCIS AV N
42	3	751750	0085	8/16/02	\$ 339,000	1770	0	7	1914	3	2800	1	0	4623 PALATINE AV N
42	3	928780	1830	5/6/02	\$ 351,500	1790	0	7	1916	3	5529	1	0	6002 3RD AV NW
42	3	928780	0525	12/5/03	\$ 559,950	1800	0	7	1926	4	3750	0	0	6220 1ST AV NW
42	3	952310	3575	9/23/02	\$ 458,000	1810	0	7	1900	3	3500	0	0	423 N 62ND ST
42	3	952110	0015	6/14/02	\$ 340,000	1810	0	7	1912	3	4000	0	0	412 N 49TH ST
42	3	928780	2260	2/25/02	\$ 515,000	1820	0	7	1908	4	3750	1	0	6027 1ST AV NW
42	3	952310	1825	12/10/02	\$ 456,750	1840	0	7	1916	4	3750	0	0	608 N 64TH ST
42	3	953010	1131	10/22/02	\$ 383,000	1850	0	7	1993	3	2979	0	0	225 NW 52ND ST
42	3	952110	0365	10/15/02	\$ 368,000	1860	1000	7	1909	4	5000	0	0	602 N 48TH ST
42	3	928780	2720	10/1/02	\$ 565,000	1880	160	7	1914	5	5000	0	0	6016 1ST AV NW
42	3	798640	1070	7/19/02	\$ 446,700	1910	0	7	1908	4	4000	0	0	119 N 49TH ST
42	3	928780	1080	10/20/03	\$ 625,000	1940	0	7	1959	5	4000	1	0	6206 2ND AV NW
42	3	952310	2900	7/15/03	\$ 485,000	1940	850	7	1994	3	3500	0	0	610 N 62ND ST
42	3	928780	1665	5/24/02	\$ 422,500	1990	0	7	1926	3	5360	0	0	6061 2ND AV NW
42	3	952310	1705	7/2/02	\$ 577,000	2020	0	7	1915	4	5000	1	0	511 N 65TH ST
42	3	928780	0125	6/21/02	\$ 620,000	2070	0	7	1922	4	5000	0	0	6215 GREENWOOD AV N
42	3	047500	0615	6/18/03	\$ 451,500	2240	0	7	1988	3	4893	0	0	5313 3RD AV NW
42	3	952310	4385	10/24/02	\$ 548,500	2250	0	7	1911	4	5000	1	0	702 N 59TH ST
42	3	928780	1195	1/10/03	\$ 315,150	1040	600	8	1949	3	5850	1	0	205 NW 65TH ST
42	3	928780	2065	5/28/03	\$ 472,000	1230	650	8	1954	4	5000	1	0	6048 2ND AV NW
42	3	045500	0646	3/27/02	\$ 432,000	1470	280	8	1987	3	4883	1	0	209 NW 58TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	3	798640	0090	5/27/03	\$ 695,000	1660	900	8	1906	5	3811	0	0	133 N 50TH ST
42	3	953010	0320	9/10/02	\$ 605,000	1910	660	8	1997	3	3000	0	0	108 N 54TH ST
42	3	047500	0605	9/10/03	\$ 469,000	1980	670	8	1954	3	4895	1	0	301 NW 54TH ST
42	3	953010	1625	5/23/02	\$ 549,500	2240	520	8	1929	3	3479	1	0	5101 GREENWOOD AV N
42	3	952310	3970	6/6/02	\$ 799,950	2430	500	8	2002	3	5000	1	0	607 N 61ST ST
42	3	953010	0845	9/19/02	\$ 635,000	2890	0	8	2002	3	4500	0	0	222 NW 52ND ST
42	3	045500	0636	4/16/02	\$ 480,000	2220	0	9	2001	3	3106	1	0	5634 2ND AV NW
42	3	952310	4465	5/16/02	\$ 733,000	2640	800	9	2001	3	3634	0	0	615 N 60th ST
42	3	952310	4470	10/3/02	\$ 675,000	2780	400	9	2001	3	3866	0	0	611 N 60TH ST
42	8	379700	0040	10/15/02	\$ 154,950	650	0	5	1900	4	3000	0	0	937 N 80TH ST
42	8	181480	0874	6/27/03	\$ 230,000	690	0	5	1920	4	1620	1	0	922 N 67TH ST
42	8	336290	0260	11/21/03	\$ 291,500	620	0	6	1920	4	3090	1	0	335 N 77TH ST
42	8	336290	0260	2/7/02	\$ 263,000	620	0	6	1920	4	3090	1	0	335 N 77TH ST
42	8	379700	1690	1/29/03	\$ 329,950	660	500	6	1926	5	3000	0	0	723 N 77TH ST
42	8	643050	0344	8/6/03	\$ 158,000	680	0	6	1910	3	3360	0	0	348 N 84TH ST
42	8	181480	0055	5/17/02	\$ 237,900	700	0	6	1920	4	1989	0	0	920 N 68TH ST
42	8	643050	0129	11/4/03	\$ 255,000	700	350	6	1924	4	3060	0	0	8103 DAYTON AV N
42	8	379700	2410	3/20/03	\$ 278,500	730	0	6	1906	5	4000	0	0	731 N 76TH ST
42	8	379700	0095	11/20/02	\$ 197,000	730	0	6	1907	4	4500	0	0	913 N 80TH ST
42	8	336290	0830	4/19/02	\$ 256,000	770	0	6	1906	5	3090	1	0	353 N 76TH ST
42	8	379700	2435	12/1/03	\$ 224,000	770	0	6	1906	4	3000	0	0	719 N 76TH ST
42	8	643050	0040	10/7/02	\$ 250,000	780	0	6	1926	3	3774	0	0	506 N 80TH ST
42	8	643000	0170	7/7/03	\$ 264,950	790	0	6	1916	5	3060	0	0	941 N 81ST ST
42	8	379700	1120	12/10/03	\$ 233,000	790	0	6	1900	4	3000	0	0	931 N 78TH ST
42	8	379700	0625	5/23/02	\$ 265,000	790	0	6	1900	4	3900	0	0	705 N 79TH ST
42	8	379700	1890	7/24/03	\$ 250,000	820	0	6	1921	4	3000	0	0	949 N 77TH ST
42	8	643000	0055	8/12/03	\$ 220,000	820	0	6	1920	4	3060	0	0	928 N 80TH ST
42	8	643050	0220	2/3/03	\$ 308,000	830	300	6	1922	4	3774	0	0	326 N 82ND ST
42	8	336240	1150	9/24/03	\$ 275,000	830	0	6	1948	4	4590	0	0	706 N 72ND ST
42	8	643050	0102	11/12/02	\$ 287,000	840	0	6	1909	4	3060	0	0	530 N 81ST ST
42	8	336290	0115	4/25/03	\$ 284,000	860	0	6	1956	3	3120	0	0	356 N 77TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	181480	1375	8/25/03	\$ 321,500	860	230	6	1926	4	2800	0	0	6611 LINDEN AV N
42	8	181480	1370	8/27/02	\$ 315,000	860	760	6	1920	4	2856	0	0	754 N 66TH ST
42	8	379700	0615	4/29/03	\$ 227,000	860	0	6	1900	3	3500	0	0	711 N 79TH ST
42	8	379700	0390	4/22/02	\$ 229,950	860	0	6	1910	3	3000	0	0	716 N 79TH ST
42	8	643050	0262	9/15/03	\$ 255,000	870	0	6	1961	3	5100	0	0	515 N 84TH ST
42	8	643050	0100	5/5/03	\$ 246,000	880	350	6	1913	4	3060	0	0	536 N 81ST ST
42	8	379700	2015	8/29/02	\$ 304,900	910	0	6	1924	3	3000	0	0	910 N 76TH ST
42	8	192380	0045	3/29/03	\$ 277,500	910	0	6	1923	4	4000	0	0	538 N 78TH ST
42	8	643050	0206	8/20/03	\$ 369,900	970	430	6	1924	4	3774	0	0	338 N 82ND ST
42	8	675870	0130	8/21/03	\$ 275,000	970	0	6	1918	4	3420	1	0	6508 FRANCIS AV N
42	8	233130	0275	7/14/03	\$ 299,000	980	0	6	1912	4	4960	0	0	519 N 67TH ST
42	8	233130	0112	2/25/03	\$ 328,000	990	310	6	1916	4	2400	1	0	6700 DAYTON AV N
42	8	643100	0185	12/9/03	\$ 250,000	1000	0	6	1906	4	3060	0	0	751 N 83RD ST
42	8	181480	1060	8/28/02	\$ 210,000	1010	0	6	1956	3	1890	1	0	6600 LINDEN AV N
42	8	379700	0940	6/16/03	\$ 322,000	1020	0	6	1900	4	6000	1	0	924 N 78TH ST
42	8	643100	0625	9/10/03	\$ 251,000	1030	0	6	1905	4	4080	0	0	944 N 84TH ST
42	8	643000	0970	3/26/02	\$ 212,000	1190	0	6	1904	4	3060	0	0	722 N 82ND ST
42	8	643050	0105	1/22/02	\$ 245,000	1230	0	6	1902	5	3900	0	0	529 N 82ND ST
42	8	379700	0195	6/13/03	\$ 290,000	1300	0	6	1904	5	3200	0	0	934 N 79TH ST
42	8	379700	1944	4/18/02	\$ 227,500	1600	0	6	1905	3	4500	1	0	911 N 77TH ST
42	8	192330	0025	9/9/02	\$ 260,000	700	420	7	1926	4	4500	0	0	547 N 80TH ST
42	8	270810	0600	7/9/03	\$ 275,000	750	0	7	1952	3	3030	0	0	521 N 74TH ST
42	8	643050	0127	10/17/03	\$ 327,000	760	0	7	1923	3	3060	0	0	357 N 82ND ST
42	8	192380	0035	11/14/03	\$ 315,000	760	0	7	1924	4	5000	0	0	544 N 78TH ST
42	8	336290	0006	6/5/02	\$ 297,000	760	110	7	1908	5	4183	0	0	7703 FREMONT AV N
42	8	181480	0873	5/24/02	\$ 225,000	770	0	7	1951	3	3645	1	0	6703 AURORA AV N
42	8	270810	0535	6/19/03	\$ 298,000	770	100	7	1918	4	2550	1	0	7406 DAYTON AV N
42	8	379700	0410	1/18/02	\$ 260,000	770	0	7	1906	4	3000	0	0	724 N 79TH ST
42	8	192380	0120	4/12/02	\$ 268,000	780	0	7	1925	4	3000	0	0	7719 FREMONT AV N
42	8	643000	0370	1/6/03	\$ 397,000	790	790	7	1911	5	4590	0	0	741 N 81ST ST
42	8	643100	0575	1/21/03	\$ 243,000	790	0	7	1926	4	4080	0	0	945 N 84TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	946820	0140	2/11/03	\$ 305,000	790	460	7	1920	5	2890	0	0	431 N 70TH ST
42	8	379700	2235	10/1/02	\$ 266,750	800	0	7	1924	4	2250	0	0	7520 LINDEN AV N
42	8	643050	0208	7/8/03	\$ 305,000	820	0	7	1921	3	3774	0	0	334 N 82ND ST
42	8	379700	0700	10/14/02	\$ 319,950	820	0	7	1905	4	3000	0	0	728 N 78TH ST
42	8	062504	9166	8/21/03	\$ 305,000	820	0	7	1925	4	2240	0	0	7015 FREMONT AV N
42	8	669050	0250	8/20/03	\$ 334,500	830	0	7	1911	3	3000	1	0	318 N 79TH ST
42	8	643000	0130	6/12/03	\$ 314,950	830	420	7	1920	4	3774	0	0	917 N 81ST ST
42	8	336240	1295	9/16/03	\$ 333,000	840	420	7	1951	3	5300	0	0	745 N 72ND ST
42	8	270810	0620	5/2/03	\$ 309,777	840	150	7	1924	4	4040	0	0	529 N 74TH ST
42	8	336340	0265	4/23/02	\$ 314,950	840	0	7	1921	5	2856	0	0	329 N 73RD ST
42	8	643050	0183	6/17/02	\$ 235,500	840	0	7	1944	3	3774	0	0	524 N 82ND ST
42	8	233130	0140	6/23/02	\$ 279,950	850	0	7	1931	4	4960	0	0	520 N 67TH ST
42	8	192330	0315	12/1/03	\$ 362,500	860	0	7	1925	4	3000	0	0	543 N 79TH ST
42	8	270810	0394	8/12/03	\$ 302,500	860	470	7	1921	4	3720	0	0	555 N 75TH ST
42	8	336240	1325	11/11/03	\$ 306,000	870	0	7	1929	4	3000	0	0	731 N 72ND ST
42	8	643050	0049	5/29/02	\$ 335,000	880	600	7	1926	4	3700	0	0	8011 DAYTON AV N
42	8	379700	2390	7/24/03	\$ 299,950	880	0	7	1907	5	3000	0	0	741 N 76TH ST
42	8	379700	0300	9/2/03	\$ 261,000	880	0	7	1927	4	3000	0	0	729 N 80TH ST
42	8	643050	0202	2/24/03	\$ 302,500	910	160	7	1923	4	3468	0	0	352 N 82ND ST
42	8	009100	0015	8/4/03	\$ 300,000	910	0	7	1914	5	5000	0	0	313 N 78TH ST
42	8	669050	0350	9/3/03	\$ 344,000	920	220	7	1950	4	5000	1	0	333 N 79TH ST
42	8	192380	0075	4/29/03	\$ 216,000	920	400	7	1910	2	4500	0	0	526 N 78TH ST
42	8	192330	0005	2/20/03	\$ 305,000	930	0	7	1914	4	4500	0	0	557 N 80TH ST
42	8	643050	0198	2/26/03	\$ 213,000	930	190	7	1923	3	3468	0	0	354 N 82ND ST
42	8	643050	0198	11/6/03	\$ 213,000	930	190	7	1923	3	3468	0	0	354 N 82ND ST
42	8	643000	0020	12/12/02	\$ 275,000	940	140	7	1900	4	4590	0	0	946 N 80TH ST
42	8	946820	0161	8/19/02	\$ 339,900	940	180	7	1924	4	5720	0	0	531 N 70TH ST
42	8	643050	0048	5/7/02	\$ 269,950	940	0	7	1922	4	3774	0	0	348 N 80TH ST
42	8	233130	0060	2/20/03	\$ 316,000	940	0	7	1916	4	4356	1	0	523 N 68TH ST
42	8	009100	0140	4/28/03	\$ 309,950	950	100	7	1950	3	5000	0	0	346 N 78TH ST
42	8	643050	0164	10/13/03	\$ 285,000	950	0	7	1910	5	4590	0	0	548 N 82ND ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	009100	0115	3/1/02	\$ 320,000	950	290	7	1919	4	4000	0	0	326 N 78TH ST
42	8	270810	0640	6/13/02	\$ 297,000	950	120	7	1928	4	3060	0	0	537 N 74TH ST
42	8	336290	0385	11/26/02	\$ 335,000	960	0	7	1927	3	3090	1	0	340 N 76TH ST
42	8	643050	0243	4/7/03	\$ 335,000	960	960	7	1952	3	4080	0	0	543 N 84TH ST
42	8	181480	1210	10/6/03	\$ 379,900	970	0	7	1929	4	3200	0	0	6616 FREMONT AV N
42	8	062504	9186	7/1/03	\$ 349,000	970	0	7	1928	4	4000	0	0	550 N 71ST ST
42	8	062504	9188	11/8/02	\$ 316,900	970	250	7	1928	4	3300	0	0	546 N 71ST ST
42	8	192330	0115	1/8/02	\$ 278,700	970	400	7	1926	4	4000	0	0	511 N 80TH ST
42	8	643050	0118	5/20/03	\$ 225,500	970	0	7	1910	5	3468	0	0	8112 DAYTON AV N
42	8	336390	0145	3/21/03	\$ 311,000	980	540	7	1909	4	4000	0	0	335 N 71ST ST
42	8	181480	1025	5/22/02	\$ 285,000	980	880	7	1948	3	4340	0	0	907 N 67TH ST
42	8	270810	0645	4/15/02	\$ 323,500	980	150	7	1928	5	3060	0	0	541 N 74TH ST
42	8	270810	0190	2/4/03	\$ 267,500	990	0	7	1910	4	4000	1	0	328 N 74TH ST
42	8	336340	0655	4/24/02	\$ 347,500	1000	0	7	1906	4	6000	0	0	549 N 72ND ST
42	8	233130	0025	11/23/03	\$ 349,950	1000	140	7	1917	4	4356	0	0	547 N 68TH ST
42	8	643000	0060	6/10/03	\$ 260,000	1000	0	7	1916	3	6120	0	0	922 N 80TH ST
42	8	336290	0565	10/22/03	\$ 277,000	1000	0	7	1906	3	3090	0	0	524 N 76TH ST
42	8	336240	1346	11/3/03	\$ 389,900	1010	0	7	1906	5	4500	0	0	715 N 72ND ST
42	8	336240	1430	10/21/03	\$ 292,500	1010	0	7	1910	4	3000	0	0	730 N 71ST ST
42	8	336340	0505	7/2/03	\$ 291,500	1010	140	7	1917	3	3060	0	0	513 N 73RD ST
42	8	643050	0187	6/10/03	\$ 343,500	1020	170	7	1924	4	3800	0	0	8206 DAYTON AV N
42	8	379700	1928	10/14/02	\$ 295,000	1020	960	7	1969	3	4000	1	0	925 N 77TH ST
42	8	336240	1036	7/9/02	\$ 285,000	1020	0	7	1949	4	4500	0	0	757 N 73RD ST
42	8	669050	0105	9/17/03	\$ 271,500	1030	0	7	1906	4	4545	0	0	345 N 80TH ST
42	8	669050	0105	10/17/03	\$ 271,500	1030	0	7	1906	4	4545	0	0	345 N 80TH ST
42	8	669050	0105	12/6/02	\$ 258,000	1030	0	7	1906	4	4545	0	0	345 N 80TH ST
42	8	270810	0540	2/7/03	\$ 307,000	1040	0	7	1918	3	2850	0	0	7402 DAYTON AV N
42	8	336340	0640	4/23/02	\$ 335,000	1040	0	7	1916	4	5000	0	0	557 N 72ND ST
42	8	379700	0675	4/19/02	\$ 275,000	1040	0	7	1900	4	3000	0	0	712 N 78TH ST
42	8	643000	0075	4/3/03	\$ 261,000	1040	0	7	1936	4	6120	0	0	914 N 80TH ST
42	8	669050	0310	2/27/02	\$ 308,000	1040	830	7	1940	3	5000	1	0	315 N 79TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	643050	0088	4/15/02	\$ 275,000	1060	0	7	1901	5	4590	0	0	546 N 81ST ST
42	8	379700	1415	8/14/02	\$ 269,777	1060	0	7	1926	4	3000	0	0	723 N 78TH ST
42	8	379700	1674	7/24/02	\$ 367,500	1070	1070	7	1950	5	4500	0	0	729 N 77TH ST
42	8	233130	0212	7/25/03	\$ 387,000	1080	140	7	1923	5	3600	0	0	6623 FREMONT AV N
42	8	643100	0650	6/6/03	\$ 277,000	1090	0	7	1926	3	3060	0	0	930 N 84TH ST
42	8	181480	0295	7/21/03	\$ 355,000	1090	120	7	1925	4	5280	0	0	711 N 70TH ST
42	8	643100	0650	1/15/02	\$ 238,000	1090	0	7	1926	3	3060	0	0	930 N 84TH ST
42	8	669050	0055	1/10/03	\$ 298,500	1090	0	7	1916	4	3030	1	0	319 N 80TH ST
42	8	181480	0595	4/4/02	\$ 319,550	1090	220	7	1920	4	5208	0	0	723 N 68TH ST
42	8	643000	1000	7/22/02	\$ 325,000	1100	170	7	1926	4	3060	0	0	8206 FREMONT AV N
42	8	181480	0970	2/13/03	\$ 339,777	1100	0	7	1918	4	4340	0	0	912 N 67TH ST
42	8	336240	0155	1/14/03	\$ 282,500	1100	0	7	1900	4	3060	0	0	773 N 75TH ST
42	8	379700	0536	10/10/02	\$ 349,000	1110	0	7	1905	4	3500	0	0	749 N 79TH ST
42	8	643000	0755	8/13/02	\$ 315,000	1120	500	7	1912	5	4590	0	0	929 N 82ND ST
42	8	009100	0160	5/6/03	\$ 305,000	1120	0	7	1926	4	4000	0	0	356 N 78TH ST
42	8	379700	1380	9/23/03	\$ 280,000	1130	240	7	1912	4	3000	0	0	741 N 78TH ST
42	8	643050	0207	4/30/03	\$ 355,000	1150	0	7	1923	4	3774	0	0	342 N 82ND ST
42	8	946820	0183	8/13/03	\$ 346,000	1160	520	7	1925	3	4480	0	0	6811 FREMONT AV N
42	8	192330	0125	12/16/02	\$ 319,000	1160	120	7	1926	4	4040	0	0	507 N 80TH ST
42	8	643100	0275	12/31/02	\$ 282,900	1160	110	7	1911	4	4080	0	0	714 N 83RD ST
42	8	379700	0480	9/18/02	\$ 300,000	1190	0	7	1925	4	4250	0	0	7909 LINDEN AV N
42	8	946820	0162	7/19/02	\$ 336,000	1200	420	7	1924	4	5720	0	0	523 N 70TH ST
42	8	181480	1245	8/4/03	\$ 335,000	1220	0	7	1926	4	3240	0	0	6610 FREMONT AV N
42	8	336390	0150	11/25/02	\$ 335,000	1220	0	7	1925	4	4000	0	0	333 N 71ST ST
42	8	336340	0500	7/19/02	\$ 327,000	1230	0	7	1912	5	3060	0	0	517 N 73RD ST
42	8	270810	0740	4/7/03	\$ 325,000	1250	820	7	1913	4	4000	0	0	323 N 74TH ST
42	8	062504	9176	3/28/02	\$ 308,500	1250	820	7	1926	5	3224	0	0	549 N 71ST ST
42	8	643050	0291	4/28/03	\$ 305,000	1260	0	7	1928	3	4080	0	0	320 N 83RD ST
42	8	062504	9116	7/29/03	\$ 372,780	1280	0	7	1926	4	3333	0	0	519 N 71ST ST
42	8	009100	0325	10/2/03	\$ 380,000	1280	0	7	1925	4	4761	0	0	7814 DAYTON AV N
42	8	379700	0975	6/19/02	\$ 270,000	1280	0	7	1916	4	3000	0	0	944 N 78TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	233130	0325	10/13/03	\$ 449,500	1290	600	7	1925	4	4712	1	0	524 N 66TH ST
42	8	379700	0455	3/21/03	\$ 345,000	1300	0	7	1906	5	4500	0	0	746 N 79TH ST
42	8	379700	0455	1/28/02	\$ 335,000	1300	0	7	1906	5	4500	0	0	746 N 79TH ST
42	8	946820	0176	6/19/02	\$ 400,000	1300	730	7	1927	5	5400	0	0	542 N 68TH ST
42	8	379700	1425	10/9/03	\$ 401,000	1310	0	7	1928	4	4500	0	0	717 N 78TH ST
42	8	336240	0656	1/23/02	\$ 200,000	1310	0	7	1903	3	4635	0	0	766 N 73RD ST
42	8	270810	0450	7/5/02	\$ 273,500	1320	0	7	1908	3	4000	0	0	542 N 74TH ST
42	8	379700	2085	10/30/03	\$ 400,000	1330	600	7	1903	5	6000	0	0	946 N 76TH ST
42	8	062504	9208	6/10/03	\$ 380,000	1330	0	7	1926	4	3300	0	0	515 N 71ST ST
42	8	643050	0067	7/15/02	\$ 245,000	1330	0	7	1909	4	4080	0	0	329 N 81ST ST
42	8	643050	0090	3/7/02	\$ 334,000	1340	240	7	1910	4	4200	0	0	8105 FREMONT AV N
42	8	192330	0015	5/9/03	\$ 308,000	1340	0	7	1925	4	4500	0	0	553 N 80TH ST
42	8	336240	0066	2/15/02	\$ 289,000	1350	0	7	1989	3	3570	0	0	915 N 75TH ST
42	8	643050	0010	2/8/02	\$ 250,000	1360	300	7	1916	4	4080	0	0	550 N 80TH ST
42	8	643000	0295	6/12/02	\$ 400,000	1370	0	7	1939	4	4590	0	0	702 N 80TH ST
42	8	669050	0060	11/18/02	\$ 299,950	1370	0	7	1906	3	4040	0	0	321 N 80TH ST
42	8	379700	0745	4/24/02	\$ 330,000	1370	0	7	1985	3	3500	0	0	752 N 78TH ST
42	8	643100	0805	9/20/03	\$ 305,000	1380	0	7	1926	3	3300	1	0	8401 LINDEN AV N
42	8	643100	0805	9/23/03	\$ 305,000	1380	0	7	1926	3	3300	1	0	8401 LINDEN AV N
42	8	643100	0805	8/6/02	\$ 263,000	1380	0	7	1926	3	3300	1	0	8401 LINDEN AV N
42	8	181480	1070	7/10/02	\$ 277,000	1380	0	7	1926	4	2400	0	0	6615 LINDEN AV N
42	8	379700	0345	8/13/03	\$ 280,000	1380	0	7	1928	4	3300	0	0	703 N 80TH ST
42	8	946820	0010	12/26/02	\$ 369,950	1410	0	7	1926	5	2765	0	0	6819 PHINNEY AV N
42	8	643000	0830	6/20/02	\$ 269,000	1410	0	7	1980	3	3060	0	0	942 N 82ND ST
42	8	643050	0070	12/23/03	\$ 266,500	1430	0	7	1906	4	4080	0	0	316 N 80TH ST
42	8	062504	9082	11/19/02	\$ 470,000	1450	0	7	1926	4	4040	0	0	518 N 70TH ST
42	8	946820	0070	2/11/03	\$ 365,000	1450	0	7	1918	4	4800	1	0	411 N 68TH ST
42	8	946820	0120	3/20/02	\$ 442,450	1490	0	7	1902	5	3600	0	0	420 N 67TH ST
42	8	675870	0050	4/22/03	\$ 419,000	1510	0	7	1913	5	3420	1	0	6505 FRANCIS AV N
42	8	336290	0140	5/24/02	\$ 321,543	1530	0	7	1911	5	3114	1	0	340 N 77TH ST
42	8	379700	0180	7/17/03	\$ 360,000	1560	0	7	1920	4	4500	1	0	930 N 79TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
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Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	643100	0240	10/21/02	\$ 430,125	1580	0	7	1906	5	3060	0	0	734 N 83RD ST
42	8	270810	0670	12/5/03	\$ 405,000	1580	0	7	1927	4	4080	0	0	555 N 74TH ST
42	8	379700	0760	12/8/03	\$ 314,950	1600	0	7	1924	4	4250	0	0	7807 LINDEN AV N
42	8	336340	0400	5/28/03	\$ 469,500	1660	230	7	1909	4	5712	1	0	348 N 72ND ST
42	8	336240	1645	5/23/02	\$ 425,000	1660	0	7	1925	5	4814	1	0	7009 AURORA AV N
42	8	233130	0510	5/2/02	\$ 435,000	1670	0	7	1927	5	4960	1	0	516 N 65TH ST
42	8	192330	0210	9/19/03	\$ 398,350	1680	0	7	1925	4	4000	0	0	534 N 79TH ST
42	8	643100	0305	4/2/02	\$ 367,000	1700	0	7	1928	4	4080	0	0	701 N 84TH ST
42	8	336390	0006	3/6/02	\$ 376,500	1720	300	7	1911	4	4050	1	0	7109 DAYTON AV N
42	8	336240	0380	4/26/02	\$ 271,250	1720	0	7	1982	3	6000	0	0	760 N 74TH ST
42	8	643100	0050	1/8/02	\$ 305,000	1730	180	7	1927	4	4080	0	0	931 N 83RD ST
42	8	336290	0080	5/13/02	\$ 267,950	1800	0	7	1964	3	6180	0	0	506 N 77TH ST
42	8	336240	1686	11/7/02	\$ 390,000	1810	450	7	1912	4	4590	1	0	915 N 71ST ST
42	8	336340	0700	9/4/02	\$ 340,000	1880	0	7	1914	5	4485	0	0	519 N 72ND ST
42	8	946820	0155	2/20/03	\$ 445,000	1900	900	7	1910	4	7350	0	0	516 N 68TH ST
42	8	336240	1750	4/10/02	\$ 415,000	1900	0	7	1900	5	6180	1	0	924 N 70TH ST
42	8	336240	1605	8/26/03	\$ 481,000	1920	0	7	1926	5	4500	1	0	922 N 71ST ST
42	8	643000	0505	4/3/02	\$ 375,000	1930	440	7	1912	4	7140	0	0	8112 FREMONT AV N
42	8	336240	0540	4/5/02	\$ 442,500	1970	0	7	1908	5	5768	0	0	701 N 74TH ST
42	8	336240	1665	11/12/02	\$ 430,000	2060	0	7	1993	3	5100	1	0	929 N 71ST ST
42	8	336240	0185	3/25/03	\$ 440,000	2300	0	7	1998	3	4590	0	0	755 N 75TH ST
42	8	643000	0525	4/11/02	\$ 417,000	900	900	8	1900	5	5100	0	0	715 N 82ND ST
42	8	379700	1942	9/12/02	\$ 315,000	990	830	8	1951	5	4500	0	0	915 N 77TH ST
42	8	062504	9153	4/30/03	\$ 410,000	1120	400	8	1947	3	4040	1	0	514 N 70TH ST
42	8	643000	0106	7/8/03	\$ 370,000	1250	650	8	1960	3	4950	0	0	8012 LINDEN AV N
42	8	336240	1380	4/2/03	\$ 399,000	1340	0	8	1952	3	8100	0	0	7104 FREMONT AV N
42	8	336340	0410	8/21/02	\$ 348,000	1420	80	8	1986	3	2856	1	0	354 N 72ND ST
42	8	379700	0205	10/10/03	\$ 319,000	1460	0	8	1987	3	2610	0	0	942 N 79TH ST
42	8	643000	0050	12/9/02	\$ 302,000	1460	0	8	1998	3	3060	0	0	934 N 80TH ST
42	8	379700	2010	10/20/03	\$ 331,600	1480	0	8	1980	3	2300	0	0	906 N 76TH ST
42	8	336240	0085	3/25/02	\$ 388,000	1510	900	8	1946	3	6120	0	0	7416 LINDEN AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	8	336240	0455	10/16/03	\$ 330,000	1530	0	8	1985	3	3170	0	0	753 N 74TH ST
42	8	336390	0310	7/31/02	\$ 408,000	1540	0	8	1909	5	2700	1	0	7009 DAYTON AV N
42	8	643050	0189	2/28/02	\$ 467,950	1570	0	8	1922	5	7752	0	0	511 N 83RD ST
42	8	336240	0991	5/22/02	\$ 396,000	1690	0	8	1910	5	4590	1	0	926 N 72ND ST
42	8	946820	0131	9/17/02	\$ 418,600	1700	0	8	1916	5	4080	1	0	6727 DAYTON AV N
42	8	336240	1080	3/26/02	\$ 320,000	1710	0	8	1904	4	3060	0	0	731 N 73RD ST
42	8	336340	0525	1/22/02	\$ 375,000	1840	680	8	1993	3	3060	1	0	7212 DAYTON AV N
42	8	270810	0790	3/14/02	\$ 517,625	1960	770	8	1909	5	3035	1	0	347 N 74TH ST
42	8	181480	0010	8/20/03	\$ 550,000	1970	790	8	1925	4	3600	1	0	925 N 70TH ST
42	8	643050	0165	4/25/03	\$ 395,000	2030	0	8	1905	5	6630	0	0	557 N 83RD ST
42	8	643000	0825	5/22/03	\$ 289,000	2060	0	8	1997	3	3060	0	0	946 N 82ND ST
42	8	336240	1077	4/10/02	\$ 459,000	2080	590	8	2001	3	3060	0	0	733 N 73RD ST
42	8	379700	2485	2/19/02	\$ 469,000	2120	600	8	2001	3	3000	0	0	712 N 75TH ST
42	8	336390	0135	8/19/02	\$ 499,950	2140	800	8	1928	4	5500	1	0	341 N 71ST ST
42	8	643050	0095	4/22/03	\$ 400,000	2150	0	8	1997	3	3060	0	0	533 N 82ND ST
42	8	379700	0867	9/12/02	\$ 440,000	2190	70	8	1990	3	3000	0	0	909 N 79TH ST
42	8	379700	2385	12/30/03	\$ 470,000	2560	0	8	2001	3	3000	0	0	743 N 76TH ST
42	8	643100	0480	1/28/02	\$ 385,000	1070	380	9	1992	3	3060	1	0	912 N 83RD ST
42	8	336240	1725	5/28/02	\$ 534,000	1850	500	9	1900	5	3000	1	0	7000 LINDEN AV N
42	8	233130	0310	4/19/02	\$ 642,500	2280	570	9	1999	3	4060	1	0	516 N 66TH ST
42	8	336390	0305	6/25/02	\$ 599,950	2370	620	9	1995	3	2758	1	0	7003 DAYTON AV N
42	8	336240	1095	3/28/03	\$ 580,000	2420	0	9	2003	3	6120	0	0	723 N 73RD ST
42	8	336240	0606	4/15/03	\$ 589,245	2660	0	9	2003	3	4635	0	0	736 N 73RD ST
42	11	198220	0850	6/17/02	\$ 225,000	590	140	5	1916	4	1170	0	0	4507 3RD AV NW
42	11	198220	1521	7/2/03	\$ 180,000	700	0	5	1910	4	2125	0	0	4910 9TH AV NW
42	11	198220	1520	6/17/03	\$ 200,000	710	0	5	1910	4	2126	0	0	4918 9TH AV NW
42	11	661000	0971	11/15/02	\$ 231,000	500	360	6	1953	3	3060	0	0	4320 PALATINE AV N
42	11	251600	0275	9/12/03	\$ 235,000	600	0	6	1905	4	3000	0	0	4223 5TH AV NW
42	11	661000	0750	8/12/03	\$ 249,950	620	0	6	1916	4	3302	0	0	106 N 43RD ST
42	11	661000	0750	10/24/02	\$ 237,000	620	0	6	1916	4	3302	0	0	106 N 43RD ST
42	11	193030	0736	7/23/03	\$ 263,000	660	0	6	1952	4	2400	0	0	4115 DAYTON AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	047500	1080	12/11/02	\$ 225,500	660	0	6	1918	4	5000	0	0	652 NW 51ST ST
42	11	251600	0300	6/6/03	\$ 233,500	690	0	6	1905	4	3500	0	0	4209 5TH AV NW
42	11	812970	0510	4/24/03	\$ 256,000	700	0	6	1925	4	2669	0	0	4313 FRANCIS AV N
42	11	812970	1120	6/27/03	\$ 331,000	720	0	6	1920	4	5279	0	0	4216 FRANCIS AV N
42	11	193030	0095	1/16/03	\$ 260,000	730	0	6	1912	4	1800	0	0	601 N 42ND ST
42	11	017000	0063	12/26/02	\$ 296,500	750	0	6	1950	4	4240	0	0	4408 4TH AV NW
42	11	198220	0910	6/17/02	\$ 275,000	780	0	6	1918	4	3760	0	0	414 NW 45TH ST
42	11	047500	0555	2/26/03	\$ 267,450	780	390	6	1908	4	5000	0	0	5312 6TH AV NW
42	11	047500	0495	6/26/03	\$ 265,000	830	0	6	1920	4	5000	0	0	616 NW 53RD ST
42	11	197220	1485	11/21/03	\$ 260,000	840	0	6	1919	4	3360	0	0	3828 LINDEN AV N
42	11	193030	0245	9/23/02	\$ 330,000	890	0	6	1910	5	4000	0	0	3962 EVANSTON AV N
42	11	193030	1425	4/5/02	\$ 250,000	890	0	6	1906	4	4000	0	0	4127 PHINNEY AV N
42	11	047500	1470	6/19/03	\$ 349,000	920	0	6	1904	4	5000	0	0	626 NW 50TH ST
42	11	181980	0040	11/18/02	\$ 258,350	1180	0	6	1908	4	6000	0	0	4106 3RD AV NW
42	11	251600	0525	5/9/03	\$ 339,950	1240	0	6	1905	4	5000	0	0	4207 4TH AV NW
42	11	193030	1535	1/31/02	\$ 362,000	1260	0	6	1920	4	4000	1	0	4020 PHINNEY AV N
42	11	198220	1280	7/29/02	\$ 204,400	1310	0	6	1953	4	4171	0	0	644 NW 47TH ST
42	11	197220	1555	11/8/03	\$ 230,000	1450	0	6	1904	2	3152	0	0	3630 LINDEN AV N
42	11	860590	0020	5/29/02	\$ 249,000	1490	0	6	1950	4	5820	0	0	4329 5TH AV NW
42	11	193030	1315	4/8/02	\$ 350,000	1634	0	6	1906	4	4000	0	0	3958 GREENWOOD AV N
42	11	751750	0135	7/11/02	\$ 260,000	710	0	7	1916	3	2400	1	0	4610 1ST AV NW
42	11	198220	0045	9/8/03	\$ 310,000	730	0	7	1996	4	3340	0	0	339 NW 50TH ST
42	11	197220	1390	7/30/03	\$ 232,000	770	0	7	1902	4	1739	0	0	3841 LINDEN AV N
42	11	047500	0525	3/25/03	\$ 275,000	790	190	7	1944	3	4100	0	0	640 NW 53RD ST
42	11	661000	0296	7/18/02	\$ 272,000	790	400	7	1922	4	2720	0	0	258 NW 44TH ST
42	11	661000	0895	9/18/03	\$ 317,000	800	0	7	1949	4	6600	0	0	4244 1ST AV NW
42	11	661000	0670	7/9/03	\$ 297,500	810	280	7	1951	3	5040	0	0	102 NW 43RD ST
42	11	661000	0856	10/28/02	\$ 294,000	810	400	7	1916	4	3302	1	0	112 N 43RD ST
42	11	661000	0770	10/14/03	\$ 308,000	840	0	7	1952	4	4950	1	0	4418 1ST AV NW
42	11	132430	0445	1/13/03	\$ 329,500	840	0	7	1924	4	3350	0	0	107 NW 40TH ST
42	11	661000	0175	6/24/02	\$ 250,000	840	0	7	1942	4	4400	0	0	4323 BAKER AV NW

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	193030	0410	9/16/03	\$ 321,000	850	0	7	1911	4	4320	0	0	3960 DAYTON AV N
42	11	744500	0110	10/1/03	\$ 297,500	850	180	7	1918	4	3240	0	0	108 NW 41ST ST
42	11	193030	1070	3/18/02	\$ 348,500	860	380	7	1980	3	4800	0	0	402 N BOWDOIN PL
42	11	193030	1205	4/22/02	\$ 290,003	860	0	7	1928	4	2400	0	0	404 N 39TH ST
42	11	744200	0045	6/14/02	\$ 329,900	870	0	7	1910	4	4800	0	0	403 NW 42ND ST
42	11	661000	0875	5/1/02	\$ 355,500	870	220	7	1950	4	6600	1	0	4220 1ST AV NW
42	11	181980	0050	5/20/02	\$ 285,000	870	870	7	1953	3	5500	0	0	220 NW 41ST ST
42	11	193030	1220	3/13/03	\$ 289,950	890	0	7	1928	4	2400	0	0	400 N 39TH ST
42	11	193030	1200	9/3/03	\$ 294,000	890	140	7	1928	4	2400	0	0	405 N BOWDOIN PL
42	11	047500	1085	4/22/02	\$ 275,000	900	0	7	1925	4	5000	0	0	656 NW 51ST ST
42	11	661000	0661	3/19/03	\$ 299,500	910	0	7	1951	3	4250	0	0	4301 1ST AV NW
42	11	661000	0990	8/19/02	\$ 425,000	910	810	7	1940	4	7000	1	0	4415 GREENWOOD AV N
42	11	798640	0655	3/3/03	\$ 340,000	910	590	7	1956	4	4500	1	0	208 NW 48TH ST
42	11	193030	0774	10/7/02	\$ 280,000	910	0	7	1919	4	3600	0	0	417 N 42ND ST
42	11	858440	0095	9/5/03	\$ 216,000	920	0	7	1952	4	4200	1	0	4121 PALATINE AV N
42	11	661000	0890	11/12/03	\$ 369,500	940	0	7	1952	4	6600	0	0	4238 1ST AV NW
42	11	047500	0850	8/29/03	\$ 333,000	940	0	7	1920	4	5000	0	0	629 NW 53RD ST
42	11	858440	0080	8/27/03	\$ 348,000	940	300	7	1951	4	5086	1	0	4129 PALATINE AV N
42	11	661000	0690	11/3/03	\$ 385,000	940	940	7	1959	4	6600	1	0	4420 2ND AV NW
42	11	193030	0625	11/14/02	\$ 289,950	940	0	7	1992	4	4800	0	0	514 N 41ST ST
42	11	198220	0670	4/24/02	\$ 297,000	950	0	7	1948	4	3270	1	0	4603 3RD AV NW
42	11	569350	0660	6/24/03	\$ 329,500	960	0	7	1901	4	3300	0	0	508 N 43RD ST
42	11	193030	0950	3/4/03	\$ 285,000	960	0	7	1906	3	4800	0	0	4001 DAYTON AV N
42	11	798640	0630	4/2/03	\$ 370,000	970	0	7	1954	4	4000	1	0	225 NW 49TH ST
42	11	012400	0205	5/21/02	\$ 203,500	970	0	7	1901	4	4000	0	0	4412 6TH AV NW
42	11	198220	0325	9/24/03	\$ 285,000	980	0	7	1947	4	4850	0	0	330 NW 48TH ST
42	11	047500	1040	11/22/02	\$ 262,300	980	100	7	1916	3	5000	0	0	612 NW 51ST ST
42	11	198220	1328	9/16/02	\$ 330,000	990	200	7	1944	4	4365	0	0	615 NW 49TH ST
42	11	132430	0640	7/8/03	\$ 453,000	1000	800	7	1993	3	5500	0	0	120 NW 40TH ST
42	11	661000	0245	9/16/03	\$ 326,501	1000	0	7	1924	4	4400	0	0	4432 3RD AV NW
42	11	193030	0630	6/11/03	\$ 350,000	1010	260	7	1921	3	3200	0	0	4102 DAYTON AV N

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	198220	0280	7/16/03	\$ 347,000	1030	400	7	1950	3	3880	1	0	305 NW 49TH ST
42	11	744200	0010	8/21/03	\$ 360,000	1040	400	7	2001	3	4517	0	0	501 NW 42ND ST
42	11	193030	1380	12/13/02	\$ 409,000	1040	520	7	1953	4	4800	1	0	4006 GREENWOOD AV N
42	11	661000	0950	6/20/03	\$ 470,000	1050	940	7	2003	3	6600	0	0	4209 PALATINE AV N
42	11	569350	0845	1/8/03	\$ 280,000	1050	0	7	1906	4	3250	0	0	4317 EVANSTON AV N
42	11	047500	0660	4/9/03	\$ 389,000	1070	1060	7	1992	3	5000	0	0	346 NW 53RD ST
42	11	276830	1444	10/9/03	\$ 308,500	1080	300	7	2001	3	1680	0	0	810 NW 50TH ST
42	11	812970	0905	4/19/02	\$ 369,000	1080	0	7	1993	5	5000	0	0	4222 GREENWOOD AV N
42	11	198220	0430	2/20/03	\$ 350,000	1090	0	7	1944	4	3880	0	0	337 NW 48TH ST
42	11	569350	0550	12/4/02	\$ 380,000	1090	0	7	1901	4	3750	0	0	4330 EVANSTON AV N
42	11	198220	0425	9/13/02	\$ 336,000	1090	0	7	1944	4	3880	0	0	341 NW 48TH ST
42	11	812970	0200	10/17/03	\$ 301,500	1090	0	7	1906	3	3750	0	0	4411 FRANCIS AV N
42	11	132430	0185	2/26/02	\$ 306,250	1100	0	7	1978	3	5000	0	0	107 NW BOWDOIN PL
42	11	132430	0397	5/6/03	\$ 357,000	1110	0	7	1947	4	5000	0	0	126 NW BOWDOIN PL
42	11	017000	0185	7/23/03	\$ 335,000	1120	0	7	1913	4	3200	0	0	425 NW 45TH ST
42	11	661000	0370	8/26/03	\$ 424,900	1130	0	7	1927	4	3850	1	0	4411 2ND AV NW
42	11	193030	1290	4/7/03	\$ 325,000	1130	0	7	1906	4	4000	0	0	3914 GREENWOOD AV N
42	11	198220	0400	7/25/02	\$ 254,300	1130	0	7	1944	4	3880	0	0	361 NW 48TH ST
42	11	017000	0030	6/11/03	\$ 314,000	1140	0	7	1914	4	3779	0	0	4409 3RD AV NW
42	11	569350	1180	12/3/03	\$ 355,000	1140	0	7	1940	4	2500	0	0	515 N 45TH ST
42	11	198220	1395	9/11/02	\$ 320,000	1140	400	7	2002	3	4171	0	0	644 NW 48TH ST
42	11	744500	0025	1/11/02	\$ 229,000	1140	0	7	1968	3	3330	0	0	200 N 41ST ST
42	11	047500	1350	9/8/02	\$ 275,000	1160	620	7	1915	4	1400	0	0	5000 6TH AV NW
42	11	047500	1100	3/19/02	\$ 280,000	1160	0	7	1944	4	5000	0	0	347 NW 52ND ST
42	11	661000	1005	10/28/03	\$ 330,000	1170	530	7	1916	2	4000	0	0	4433 GREENWOOD AV N
42	11	132430	0082	2/20/03	\$ 331,000	1180	470	7	1998	3	1988	0	0	125 N BOWDOIN PL
42	11	181980	0165	4/19/02	\$ 383,500	1190	120	7	1977	3	3480	1	0	4135 2ND AV NW
42	11	276830	1377	6/7/02	\$ 306,500	1190	240	7	2002	3	1600	0	0	5106 9TH AV NW
42	11	193030	1370	5/21/02	\$ 345,000	1190	920	7	1953	4	4800	1	0	4002 GREENWOOD AV N
42	11	276830	1376	6/10/02	\$ 295,000	1200	180	7	2002	3	1600	0	0	5108 9TH AV NW
42	11	812970	0950	2/10/03	\$ 373,000	1200	1080	7	1989	5	3500	0	0	4227 FRANCIS AV N

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Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	812970	0321	7/23/02	\$ 319,950	1200	220	7	2002	3	1735	0	0	4426-A FRANCIS AV N
42	11	812970	0322	6/19/02	\$ 319,950	1200	220	7	2002	3	1766	0	0	4426-B FRANCIS AV N
42	11	181980	0095	5/12/03	\$ 315,000	1200	1200	7	1961	3	6000	1	0	4141 BAKER AV NW
42	11	198220	0165	10/1/03	\$ 327,000	1220	120	7	1918	3	3340	0	0	362 NW 49TH ST
42	11	661000	0955	2/18/03	\$ 368,000	1220	0	7	1926	4	3000	0	0	114 N 42ND ST
42	11	661000	0410	9/19/03	\$ 332,321	1230	0	7	1913	3	5500	1	0	4328 BAKER AV NW
42	11	798640	0465	5/10/02	\$ 326,000	1240	0	7	1915	4	3000	1	0	235 NW 50TH ST
42	11	047500	1409	7/10/02	\$ 348,000	1250	0	7	1902	4	4500	0	0	613 NW 51ST ST
42	11	047500	0370	11/8/02	\$ 265,500	1270	120	7	1944	3	5000	0	0	648 NW 54TH ST
42	11	251600	0550	9/4/02	\$ 228,000	1270	0	7	1944	3	5500	0	0	4216 4TH AV NW
42	11	193030	1030	10/6/03	\$ 321,000	1310	100	7	1906	4	4800	0	0	3957 DAYTON AV N
42	11	193030	0010	2/21/03	\$ 300,000	1310	140	7	1904	5	4117	0	0	4127 FREMONT AV N
42	11	047500	0680	2/8/02	\$ 287,000	1320	180	7	1912	4	4200	0	0	5212 6TH AV NW
42	11	952210	0500	2/28/03	\$ 280,000	1320	0	7	1927	4	3750	0	0	309 N 46TH ST
42	11	198220	1260	2/20/02	\$ 258,350	1340	0	7	1974	3	3880	0	0	626 NW 47TH ST
42	11	812970	0130	4/23/03	\$ 369,000	1350	0	7	1908	5	5000	0	0	4428 GREENWOOD AV N
42	11	661000	0220	6/25/03	\$ 305,000	1350	0	7	1928	4	4400	0	0	4412 3RD AV NW
42	11	047500	0785	11/14/02	\$ 360,000	1360	1270	7	1972	3	5000	0	0	342 NW 52ND ST
42	11	661000	0570	12/17/02	\$ 359,950	1360	0	7	1946	4	3120	0	0	4232 2ND AV NW
42	11	193030	0045	6/5/02	\$ 305,000	1390	0	7	1919	3	4000	0	0	4103 FREMONT AV N
42	11	193030	1480	10/17/02	\$ 374,950	1400	0	7	1906	4	2400	1	0	300 N 41ST ST
42	11	047500	0260	3/12/03	\$ 345,000	1420	0	7	1926	4	3750	0	0	5407 6TH AV NW
42	11	132430	0485	5/15/03	\$ 485,000	1430	480	7	1921	3	5000	0	0	118 N BOWDOIN PL
42	11	017000	0132	11/20/03	\$ 395,000	1450	0	7	2003	3	4800	0	0	4403 4TH AV NW
42	11	181980	0140	12/18/03	\$ 368,500	1470	300	7	1946	3	4760	1	0	4117 2ND AV NW
42	11	198220	0810	2/18/03	\$ 290,000	1490	0	7	1960	3	3880	0	0	327 NW 46TH ST
42	11	812970	0280	10/10/03	\$ 479,950	1510	400	7	1997	3	2143	0	0	4430 PHINNEY AV N
42	11	193030	1530	8/13/03	\$ 540,000	1520	150	7	1920	5	4000	0	0	4016 PHINNEY AV N
42	11	858440	0240	10/23/03	\$ 410,000	1540	990	7	2000	3	5286	0	0	4134 PALATINE AV N
42	11	193030	1130	6/23/03	\$ 370,000	1560	600	7	1927	4	3600	0	0	431 N BOWDOIN PL
42	11	047500	0890	5/12/03	\$ 382,500	1570	770	7	1910	3	4000	0	0	608 NW 52ND ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	047500	1279	9/29/03	\$ 380,000	1570	1530	7	1945	4	7000	1	0	5001 3RD AV NW
42	11	047500	0470	6/16/03	\$ 335,000	1570	0	7	1924	4	5000	0	0	607 NW 54TH ST
42	11	047500	0980	6/6/02	\$ 426,000	1580	0	7	1914	4	5000	0	0	633 NW 52ND ST
42	11	812970	0870	10/23/02	\$ 350,000	1580	0	7	1914	4	3750	0	0	4206 GREENWOOD AV N
42	11	569350	0815	4/26/02	\$ 390,000	1590	0	7	1901	4	4000	0	0	4333 EVANSTON AV N
42	11	047500	0755	11/18/02	\$ 429,950	1600	0	7	1912	3	5000	0	0	310 NW 52ND ST
42	11	193130	1105	8/18/03	\$ 320,000	1600	0	7	1996	3	4800	0	0	3908 LINDEN AV N
42	11	751750	0310	9/3/03	\$ 393,000	1620	0	7	1916	4	6198	0	0	256 NW 46TH ST
42	11	569350	0540	6/25/02	\$ 335,000	1620	0	7	1900	4	4000	0	0	4326 EVANSTON AV N
42	11	812970	1085	6/20/02	\$ 263,500	1630	800	7	1902	3	4538	0	0	4236 FRANCIS AV N
42	11	193030	1500	2/14/02	\$ 514,950	1660	0	7	1911	4	4000	1	0	4124 GREENWOOD AV N
42	11	661000	0235	7/3/02	\$ 330,000	1670	0	7	1927	4	4400	0	0	4426 3RD AV NW
42	11	122503	9024	9/3/03	\$ 390,000	1690	0	7	1929	4	4000	0	0	833 NW 54TH ST
42	11	122503	9020	8/14/02	\$ 339,950	1720	0	7	1929	4	4000	0	0	829 NW 54TH ST
42	11	751750	0500	7/23/03	\$ 430,000	1740	490	7	1912	4	7200	0	0	102 NW 45TH ST
42	11	952210	0575	9/30/03	\$ 450,000	1740	0	7	1927	4	3750	0	0	312 N 45TH ST
42	11	990600	0040	7/16/02	\$ 542,500	1750	290	7	1925	5	4000	1	0	4018 1ST AV NW
42	11	193030	0475	8/21/03	\$ 530,000	1800	0	7	1906	5	5600	0	0	4017 EVANSTON AV N
42	11	276830	0652	5/16/02	\$ 297,500	1810	0	7	1991	3	1838	0	0	810 NW 52ND ST
42	11	047500	1450	4/24/03	\$ 332,000	1810	180	7	1917	4	4500	0	0	612 NW 50TH ST
42	11	812970	0320	6/19/02	\$ 335,950	1890	180	7	2002	3	2910	0	0	4424 FRANCIS AV N
42	11	812970	0795	8/12/03	\$ 396,000	1920	0	7	1914	4	3500	1	0	4227 PHINNEY AV N
42	11	798640	0730	6/17/02	\$ 643,500	1930	210	7	1911	5	6885	1	0	130 NW 48TH ST
42	11	751750	0280	6/26/02	\$ 425,000	1940	220	7	1913	4	6000	0	0	220 NW 46TH ST
42	11	860590	0040	5/14/02	\$ 397,000	1960	1960	7	1967	3	6000	0	0	4354 5TH AV NW
42	11	858440	0025	6/12/02	\$ 515,000	1980	0	7	1949	5	6600	1	0	4131 1ST AV NW
42	11	193030	0815	7/29/02	\$ 325,000	2000	0	7	1918	4	3928	1	0	4103 FRANCIS AV N
42	11	812970	0165	12/11/03	\$ 404,000	2090	0	7	1922	4	4250	0	0	4427 FRANCIS AV N
42	11	812970	0165	12/11/03	\$ 404,000	2090	0	7	1922	4	4250	0	0	4427 FRANCIS AV N
42	11	132430	0180	4/26/02	\$ 392,000	2090	0	7	1978	3	5000	0	0	3911 1ST AV NW
42	11	047500	1320	12/12/03	\$ 440,000	2130	1300	7	1955	4	5000	0	0	342 NW 50TH ST

**Improved Sales Used in this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
42	11	193030	1505	6/24/03	\$ 475,200	2220	900	7	1914	3	5000	1	0	4128 GREENWOOD AV N
42	11	798640	0645	8/13/03	\$ 665,000	2270	0	7	1911	5	6000	1	0	202 NW 48TH ST
42	11	132430	0092	4/9/03	\$ 367,500	2360	1280	7	1904	3	3526	0	0	3919 GREENWOOD AV N
42	11	047500	1145	10/1/02	\$ 400,000	2420	520	7	1983	3	5000	1	0	301 NW 52ND ST
42	11	047500	0665	10/1/02	\$ 400,000	2460	670	7	1983	3	5000	0	0	352 NW 53RD ST
42	11	198220	0150	5/10/03	\$ 379,000	920	920	8	2000	3	3340	0	0	346 NW 49TH ST
42	11	132430	0670	11/7/03	\$ 420,000	1010	240	8	2000	3	1250	0	0	4011 2ND AV NW
42	11	798640	1291	6/26/03	\$ 398,000	1320	920	8	1979	3	5206	1	0	131 NW 48TH ST
42	11	798640	0520	9/25/03	\$ 510,000	1370	0	8	1993	3	3750	1	0	230 NW 48TH ST
42	11	198220	0095	9/24/02	\$ 340,000	1390	300	8	1950	3	2940	1	0	4903 3RD AV NW
42	11	661000	0135	7/22/03	\$ 290,000	1430	550	8	1954	3	4400	0	0	4324 3RD AV NW
42	11	812970	0565	2/13/02	\$ 369,950	1560	280	8	2001	3	1500	0	0	4318 PHINNEY AV N
42	11	812970	0564	1/22/02	\$ 365,000	1560	280	8	2001	3	1500	0	0	4318-C PHINNEY AV N
42	11	661000	0145	7/29/03	\$ 400,000	1570	1220	8	1958	3	4400	0	0	4332 3RD AV NW
42	11	661000	0591	7/23/03	\$ 375,000	1570	490	8	1960	3	5500	1	0	4229 1ST AV NW
42	11	798640	0450	5/19/03	\$ 471,500	1680	1070	8	1961	4	6000	1	0	238 NW 49TH ST
42	11	812970	0563	6/5/03	\$ 415,000	1680	400	8	2001	3	2000	0	0	4318-D PHINNEY AV N
42	11	812970	0231	2/13/03	\$ 449,950	1690	420	8	2002	3	1991	0	0	406 N 44TH ST
42	11	812970	0232	2/13/03	\$ 447,500	1690	420	8	2002	3	1991	0	0	408 N 44TH ST
42	11	193030	1325	5/22/02	\$ 510,000	1860	0	8	1984	3	4000	1	0	4037 PHINNEY AV N
42	11	047500	1395	4/23/03	\$ 404,400	1890	1350	8	1966	3	5000	0	0	627 NW 51ST ST
42	11	744200	0065	7/8/02	\$ 440,000	2260	0	8	1998	3	4800	0	0	311 NW 42ND ST
42	11	047500	1170	9/4/03	\$ 590,000	2400	1000	8	1997	3	5000	0	0	326 NW 51ST ST
42	11	193030	1445	8/18/03	\$ 565,000	1520	1040	9	1986	3	4800	1	0	4107 PHINNEY AV N
42	11	812970	0575	1/30/02	\$ 470,000	1660	540	9	2002	3	2500	0	0	4320 PHINNEY AV N
42	11	812970	0580	2/21/02	\$ 460,000	1660	540	9	2000	3	2500	0	0	4322 PHINNEY AV N
42	11	132430	0430	11/21/02	\$ 660,000	2250	740	9	2002	3	5000	1	0	121 NW 40TH ST
42	11	132430	0435	12/20/02	\$ 650,000	2250	740	9	2002	3	5000	1	0	119 NW 40TH ST
42	11	661000	0861	6/25/03	\$ 550,000	2580	0	9	1988	3	3300	1	0	102 N 42ND ST
42	11	661000	0590	8/26/03	\$ 705,000	2790	1000	9	1981	3	5500	1	0	4233 1ST AV NW

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	8	051000	0390	9/23/02	\$ 173,500	DOR Ratio
9	8	051000	0480	12/11/02	\$ 370,000	Unfinished floor area
9	8	051000	1785	8/14/03	\$ 370,000	Imp Count
9	8	051000	1785	9/23/02	\$ 287,000	Imp Count
9	8	051000	2830	2/20/02	\$ 321,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	8	051000	2895	2/27/02	\$ 206,500	DOR Ratio
9	8	226500	0115	8/20/03	\$ 108,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	8	226500	0135	5/14/03	\$ 290,000	NO MARKET EXPOSURE
9	8	251300	0030	9/29/03	\$ 465,000	Imp Count
9	8	251350	0015	3/11/02	\$ 280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	8	251350	0075	6/23/03	\$ 55,745	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
9	8	313120	0005	1/12/02	\$ 300,000	Property assessed is different than property sold
9	8	313120	0485	4/24/02	\$ 460,000	Unfinished floor area
9	8	313120	0485	11/21/03	\$ 500,000	Unfinished floor area; Active Permit Before Sale>25K
9	8	313120	0910	4/5/02	\$ 374,000	1031 TRADE
9	8	313120	1645	1/24/03	\$ 115,533	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	8	313120	1795	10/10/03	\$ 175,688	Diagnostic Outlier
9	8	313120	1895	10/4/02	\$ 60,877	QUIT CLAIM DEED; DOR Ratio
9	8	408330	0700	11/1/02	\$ 520,000	Imp Count
9	8	408330	1175	10/31/02	\$ 400,000	RELOCATION - SALE TO SERVICE
9	8	408330	1525	7/30/02	\$ 28,777	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	8	408330	1890	5/12/03	\$ 129,735	DIVORCE; DOR Ratio
9	8	408330	1890	5/12/03	\$ 47,133	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
9	8	408330	1980	4/12/02	\$ 125,580	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
9	8	408330	2255	1/25/02	\$ 285,000	DOR Ratio
9	8	408330	2285	11/24/03	\$ 176,000	DOR Ratio
9	8	408380	0240	6/17/03	\$ 590,000	Diagnostic Outlier
9	8	408380	0570	11/11/02	\$ 265,000	Obsol
9	8	408380	0570	12/19/02	\$ 170,000	Obsol
9	8	408380	0570	10/28/03	\$ 384,950	Obsol
9	8	408380	0570	3/21/02	\$ 80,725	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	8	408380	0575	12/4/02	\$ 130,000	%Complete; DOR Ratio
9	8	408380	0575	11/17/03	\$ 484,000	%Complete Active Permit Before Sale>25K
9	8	408380	0630	3/13/03	\$ 100,000	QUIT CLAIM DEED; DOR Ratio
9	8	408380	1095	3/19/02	\$ 259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	8	408380	1230	7/16/03	\$ 393,555	Unfinished floor area
9	8	408380	1310	5/23/03	\$ 525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	8	408380	1675	4/4/03	\$ 288,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	8	408380	2230	12/2/03	\$ 280,000	NO MARKET EXPOSURE
9	8	420690	0990	2/21/02	\$ 240,000	RELOCATION - SALE BY SERVICE
9	8	420690	0990	2/13/02	\$ 240,000	RELOCATION - SALE TO SERVICE
9	8	420690	1730	3/3/03	\$ 251,041	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	8	445230	0140	3/8/02	\$ 95,155	DOR Ratio
9	8	782120	0810	10/21/02	\$ 300,000	Imp Count
9	8	782120	0810	9/18/03	\$ 148,201	Imp Count; DOR Ratio

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	8	783480	0175	8/1/03	\$ 317,500	Board Action, AV changed by BOE
9	8	783480	0200	10/14/02	\$ 244,000	DOR Ratio
9	8	881840	0435	1/6/03	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	8	881890	0150	10/30/02	\$ 312,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	8	917860	0495	11/7/02	\$ 223,800	DOR Ratio
9	8	917860	0505	2/6/02	\$ 1,070,000	%Complete
9	8	917860	0510	8/28/02	\$ 579,000	NO MARKET EXPOSURE
9	8	917860	1090	7/29/02	\$ 800,000	NO MARKET EXPOSURE
9	8	934140	0035	3/4/02	\$ 355,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	8	934140	0155	8/18/03	\$ 300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	9	007200	0025	2/11/02	\$ 316,000	RELOCATION - SALE BY SERVICE
9	9	007200	0040	6/17/03	\$ 423,000	NON-REPRESENTATIVE SALE
9	9	035400	0080	4/4/02	\$ 218,000	DOR Ratio
9	9	049550	0185	2/5/02	\$ 299,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	9	197220	1850	12/9/02	\$ 203,589	STATEMENT TO DOR; DOR Ratio
9	9	197220	2305	12/5/02	\$ 117,200	DOR Ratio
9	9	226450	0230	7/25/02	\$ 260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	9	226450	0440	12/24/03	\$ 182,270	Diagnostic Outlier
9	9	386340	0035	3/13/02	\$ 252,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	9	386340	0055	5/13/03	\$ 291,500	NO MARKET EXPOSURE
9	9	397540	0375	11/19/03	\$ 490,000	%Complete Active Permit Before Sale>25K
9	9	408330	2695	7/22/02	\$ 131,870	DOR Ratio
9	9	408330	2750	8/4/03	\$ 630,000	NO MARKET EXPOSURE
9	9	408330	2915	3/13/02	\$ 274,000	STATEMENT TO DOR;
9	9	408330	3360	2/16/02	\$ 529,000	RELOCATION - SALE BY SERVICE
9	9	408330	3360	2/16/02	\$ 529,000	RELOCATION - SALE TO SERVICE
9	9	408330	3615	6/18/03	\$ 310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	9	408330	4095	8/27/03	\$ 425,000	Diagnostic Outlier
9	9	408330	4960	1/29/02	\$ 5,000	QUIT CLAIM DEED; CORRECTION DEED DOR Ratio
9	9	408330	5400	5/1/02	\$ 192,700	RELATED PARTY, FRIEND, OR NEIGHBOR
9	9	408330	5735	10/14/02	\$ 210,000	NON-REPRESENTATIVE SALE
9	9	408330	6175	12/30/02	\$ 134,888	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
9	9	408330	6525	1/25/02	\$ 385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	9	569450	0200	8/15/02	\$ 535,000	Unfinished floor area
9	9	569450	1149	4/27/03	\$ 279,000	RELOCATION - SALE BY SERVICE
9	9	569450	1149	4/27/03	\$ 279,000	RELOCATION - SALE TO SERVICE
9	9	782120	0925	8/29/03	\$ 360,000	Property assessed is different than property sold
9	9	803270	0150	4/14/03	\$ 400,000	SEGREGATION AND/OR MERGER
9	9	917860	0875	7/21/03	\$ 302,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	9	944530	0110	12/5/02	\$ 163,193	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
9	9	952110	1510	10/23/02	\$ 146,731	STATEMENT TO DOR; DOR Ratio
9	9	952110	1566	2/14/03	\$ 390,000	NON-REPRESENTATIVE SALE
42	3	045500	0170	7/11/02	\$ 37,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	3	045500	0185	3/5/02	\$ 345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	045500	0195	11/8/02	\$ 187,500	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
42	3	445480	0075	12/5/02	\$ 265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	751750	0035	4/22/03	\$ 425,000	Unfinished floor area
42	3	751750	0065	4/17/03	\$ 724,000	Property assessed is different than property sold
42	3	798640	0135	8/28/03	\$ 360,000	Unfinished floor area
42	3	798640	0265	6/12/03	\$ 624,950	Property assessed is different than property sold
42	3	798640	0765	6/25/02	\$ 1,344	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	3	798640	0985	9/15/03	\$ 440,000	Questionable data
42	3	798640	0985	8/13/02	\$ 285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	928780	0045	2/14/03	\$ 345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	928780	0135	9/16/03	\$ 250,000	Diagnostic Outlier
42	3	928780	0695	6/11/03	\$ 735,000	Obsol
42	3	928780	1010	5/1/02	\$ 337,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	3	928780	1560	7/16/02	\$ 100,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	3	928780	1795	10/28/02	\$ 290,000	Diagnostic Outlier
42	3	928780	1805	9/17/02	\$ 296,000	Board Action, AV changed by BOE
42	3	928780	2000	1/14/02	\$ 324,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	928780	2160	7/17/03	\$ 705,750	Obsol
42	3	952110	0145	11/7/03	\$ 540,000	Property assessed is different than property sold
42	3	952110	0145	9/12/02	\$ 340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	952110	0540	10/16/03	\$ 427,500	Unfinished floor area
42	3	952110	0830	5/22/03	\$ 100,000	DOR Ratio
42	3	952110	0940	6/27/02	\$ 252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	3	952110	0940	7/30/03	\$ 435,000	Property assessed is different than property sold
42	3	952210	0006	7/2/03	\$ 582,000	Property assessed is different than property sold
42	3	952310	1175	8/9/02	\$ 214,000	Diagnostic Outlier
42	3	952310	1321	2/11/02	\$ 120,560	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	3	952310	1600	2/13/02	\$ 249,950	Obsol
42	3	952310	1600	9/24/03	\$ 490,000	Obsol; Active Permit Before Sale>25K
42	3	952310	1745	1/11/02	\$ 419,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	952310	2040	4/10/02	\$ 54,948	QUIT CLAIM DEED; AND OTHER WARNINGS; DOR Ratio
42	3	952310	2101	12/3/02	\$ 200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	952310	2300	6/26/02	\$ 302,500	Unfinished floor area
42	3	952310	3196	8/13/02	\$ 425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	3	952310	4051	2/15/02	\$ 382,000	Imp Count
42	3	952310	4285	2/6/03	\$ 412,000	RELOCATION - SALE BY SERVICE
42	3	952310	4285	2/6/03	\$ 412,000	RELOCATION - SALE TO SERVICE
42	3	952310	4345	9/5/02	\$ 580,000	EXEMPT FROM EXCISE TAX
42	3	952310	4675	3/22/02	\$ 277,969	QUIT CLAIM DEED
42	3	952310	4700	10/27/03	\$ 192,325	DOR Ratio
42	3	952310	4775	10/21/02	\$ 352,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	952560	0120	11/22/02	\$ 345,000	Board Action, AV changed by BOE
42	3	952560	0170	5/7/03	\$ 290,000	NON-REPRESENTATIVE SALE
42	3	953010	0215	6/26/02	\$ 294,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	3	953010	0670	8/27/02	\$ 432,000	Obsol
42	3	953010	0760	11/12/02	\$ 175,000	%Complete; DOR Ratio

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
42	3	953010	0760	11/11/03	\$ 720,000	%Complete Active Permit Before Sale>25K
42	3	953010	1210	3/19/02	\$ 305,000	Unfinished floor area
42	3	953010	1370	3/13/03	\$ 250,000	TEAR DOWN
42	3	953010	1640	4/10/02	\$ 390,000	Board Action, AV changed by BOE
42	8	009100	0125	6/4/03	\$ 340,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	009100	0330	4/10/02	\$ 379,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	8	062504	9153	5/6/02	\$ 302,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	062504	9193	6/17/02	\$ 276,900	Obsol
42	8	062504	9204	6/26/02	\$ 360,000	Obsol
42	8	181480	0215	10/21/02	\$ 65,456	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	8	181480	0730	2/2/02	\$ 51,424	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	8	181480	0895	8/27/03	\$ 315,000	Imp Count
42	8	181480	1055	4/16/03	\$ 149,473	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	8	181480	1175	6/20/02	\$ 380,000	EXEMPT FROM EXCISE TAX
42	8	181480	1175	7/11/02	\$ 380,000	RELOCATION - SALE BY SERVICE
42	8	181480	1440	12/5/02	\$ 298,000	Obsol
42	8	192330	0175	11/21/02	\$ 8,100	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	8	192380	0045	3/29/03	\$ 277,500	RELOCATION - SALE TO SERVICE
42	8	233130	0040	11/6/02	\$ 135,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	8	233130	0211	11/6/02	\$ 235,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	270810	0540	10/2/03	\$ 375,000	Property assessed is different than property sold
42	8	270810	0655	1/10/02	\$ 232,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	336240	0559	11/22/02	\$ 48,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	8	336240	0606	2/19/02	\$ 195,000	DOR Ratio
42	8	336240	1131	4/30/03	\$ 287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	8	336240	1140	8/29/03	\$ 297,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	336240	1590	5/22/02	\$ 305,000	QUIT CLAIM DEED
42	8	336240	1630	4/24/02	\$ 376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	8	336240	1821	4/17/02	\$ 221,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	336290	0385	3/12/02	\$ 231,750	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	336290	0660	1/28/02	\$ 85,797	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	8	336340	0115	6/11/03	\$ 385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	379700	0105	10/9/03	\$ 350,000	Questionable data
42	8	379700	0725	5/29/03	\$ 216,500	TEAR DOWN
42	8	379700	1765	7/15/02	\$ 240,000	Property assessed is different than property sold
42	8	379700	1890	12/2/02	\$ 175,000	NON-REPRESENTATIVE SALE
42	8	379700	1910	12/10/02	\$ 147,000	DOR Ratio
42	8	379700	1930	2/8/02	\$ 459,950	RELOCATION - SALE BY SERVICE
42	8	379700	2199	12/19/02	\$ 325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	379700	2201	8/28/02	\$ 280,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
42	8	379700	2285	11/14/03	\$ 337,000	Obsol
42	8	379700	2355	12/12/03	\$ 218,063	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	643000	0265	6/23/03	\$ 307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	643000	0505	10/22/02	\$ 555,000	Questionable data
42	8	643050	0015	5/27/03	\$ 61,343	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
42	8	643050	0016	4/29/03	\$ 228,000	RELATED PARTY, FRIEND, OR NEIGHBOR
42	8	643050	0041	11/14/03	\$ 204,000	Diagnostic Outlier
42	8	643050	0065	2/7/02	\$ 181,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	643050	0111	4/4/02	\$ 50,000	DOR Ratio
42	8	643050	0140	2/20/02	\$ 257,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	643050	0266	4/24/03	\$ 266,500	NO MARKET EXPOSURE
42	8	643100	0205	4/23/03	\$ 147,500	QUIT CLAIM DEED; DOR Ratio
42	8	946820	0025	11/15/02	\$ 150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
42	8	946820	0056	7/12/02	\$ 375,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	946820	0072	6/7/02	\$ 372,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	8	946820	0130	5/18/03	\$ 81,850	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	017000	0130	4/2/03	\$ 237,525	TEAR DOWN
42	11	017000	0132	12/6/02	\$ 255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	11	047500	0060	2/8/02	\$ 368,000	Obsol
42	11	047500	0090	3/24/03	\$ 250,000	EXEMPT FROM EXCISE TAX
42	11	047500	0100	10/10/03	\$ 61,667	DOR Ratio
42	11	047500	1140	6/28/02	\$ 220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	181980	0025	11/10/02	\$ 402,980	SEGREGATION AND/OR MERGER
42	11	181980	0270	6/17/02	\$ 340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	193030	0055	12/11/02	\$ 315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	193030	0085	5/29/02	\$ 279,950	Unfinished floor area
42	11	193030	0200	5/28/03	\$ 415,000	TEAR DOWN
42	11	193030	0585	10/21/02	\$ 350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	197220	1390	4/5/02	\$ 250,000	SEGREGATION AND/OR MERGER
42	11	197220	1392	10/13/03	\$ 368,500	%Complete Active Permit Before Sale>25K
42	11	198220	0130	4/25/03	\$ 325,000	NO MARKET EXPOSURE
42	11	198220	0200	1/23/03	\$ 6,735	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	198220	0730	6/5/02	\$ 323,900	RELOCATION - SALE BY SERVICE
42	11	198220	0730	5/29/02	\$ 323,900	RELOCATION - SALE TO SERVICE
42	11	198220	0760	8/14/03	\$ 300,000	Property assessed is different than property sold
42	11	198220	0885	6/16/03	\$ 389,500	Unfinished floor area
42	11	198220	0925	6/5/02	\$ 251,600	Imp Count
42	11	198220	1175	4/22/03	\$ 48,909	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	198220	1195	7/7/03	\$ 269,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	198220	1395	4/25/02	\$ 130,000	DOR Ratio
42	11	198220	1420	7/5/02	\$ 399,000	NO MARKET EXPOSURE
42	11	198220	1420	1/2/02	\$ 260,000	NO MARKET EXPOSURE
42	11	198220	1425	5/29/02	\$ 175,600	DOR Ratio
42	11	198220	1425	11/7/02	\$ 83,202	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	198220	1455	2/9/03	\$ 115,965	STATEMENT TO DOR; DOR Ratio
42	11	198220	1515	5/24/02	\$ 246,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	198220	1565	4/19/03	\$ 259,000	Obsol
42	11	198220	1570	3/24/03	\$ 257,000	Obsol
42	11	198220	1571	9/23/02	\$ 253,000	Obsol
42	11	198220	1585	5/13/02	\$ 260,500	Obsol

**Improved Sales Removed from this Annual Update Analysis  
Areas 9 & 42  
(1 to 3 Unit Residences)**

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
42	11	251600	0608	2/12/02	\$ 42,806	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	276830	0680	10/17/03	\$ 301,000	Obsol
42	11	276830	0685	8/14/02	\$ 260,000	Obsol
42	11	276830	1285	4/5/02	\$ 249,000	Obsol
42	11	276830	1305	12/13/02	\$ 205,000	Obsol
42	11	276830	1395	5/24/02	\$ 116,037	QUIT CLAIM DEED; Obsol; DOR Ratio
42	11	276830	1415	6/21/02	\$ 349,000	Obsol
42	11	276830	1420	6/2/03	\$ 262,500	Obsol; Prev Imp<=10K
42	11	276830	1435	2/24/03	\$ 285,000	Obsol; Prev Imp<=10K
42	11	276830	1455	4/23/03	\$ 210,000	Obsol Prev Imp<=10K
42	11	276830	1460	7/29/03	\$ 55,371	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	441310	0221	5/14/03	\$ 357,000	Obsol
42	11	569350	1150	6/17/03	\$ 309,200	TEAR DOWN
42	11	661000	0545	10/9/03	\$ 316,000	NON-REPRESENTATIVE SALE
42	11	661000	0730	7/30/03	\$ 506,000	Property assessed is different than property sold
42	11	661000	0751	12/23/02	\$ 89,442	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	11	661000	0830	5/10/03	\$ 30,363	PARTIAL INTEREST (103, 102, Etc.) DOR Ratio
42	11	661000	0950	5/21/02	\$ 260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
42	11	661000	0955	9/30/02	\$ 313,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
42	11	661000	1020	2/1/02	\$ 80,694	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR Ratio
42	11	751750	0205	8/18/03	\$ 299,950	TRADE
42	11	751750	0435	5/15/03	\$ 250,000	NON-REPRESENTATIVE SALE
42	11	812970	0018	11/22/02	\$ 435,000	Limited Representation
42	11	812970	0024	12/5/02	\$ 455,000	Limited Representation
42	11	812970	0255	8/27/02	\$ 262,350	Obsol; Prev Imp<=10K
42	11	812970	0265	12/9/03	\$ 432,800	Obsol
42	11	812970	0270	7/24/03	\$ 445,500	Obsol
42	11	812970	0370	6/14/02	\$ 275,000	Imp Count
42	11	812970	1060	4/3/03	\$ 325,000	Limited Representation



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 31, 2004  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2004 Revaluation for 2005 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr